Davidson County DEEDWARR
Recvd: 04/05/05 13:34 2 pgs
Fees:13.00 Taxes:123.95

20050405-0037165

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Keith R. Kraft & Lauren E. Cooper	New Owners	Map 81-6
164 Carnavon Parkway		Parcel 443.00
Nashville, TN 37205		26b 12237

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Nancy Driver being one and the same person as Nancy D. Driver, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Keith R. Kraft, a married person and Lauren E. Cooper, a married person, as tenants in common** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 92.0 feet of Lot No. 9 on the Plan of the Subdivision of Part of Lot No. 16 of the Nichol Property as of record in Book 2, page 49, Chancery Court at Nashville.

Said part of Lot No. 9 fronts 66.2 feet on the southerly side of St. Louis (formerly Visalia) Street and runs back with the easterly margin of 24th Avenue, North (formerly Bridge Avenue), 92.0 feet to a dead line, measuring 66.2 feet, more or less, thereon.

Being the same property conveyed to Nancy Driver by Warranty Deed from Gladys Sebastian, dated 02/10/99, filed 02/12/99, of record in Book 11340, page 182, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This instrument is being executed in behalf of Nancy Driver pursuant to a Durable Power of Attorney executed by her of record in Instrument Number 20030207-0017181, said Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Any and all matters appearing on the Plan of record in Plat Book 2, page 49, said Chancery Court .

This is improved property commonly known as 2315 St. Louis Street, Nashville, TN 37208.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $33,500.00.

Affiant

Subscribed and sworn to before me this 31st day of March, 2005.

Notary Public

My Commission Expires: 9-24-2005

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30 day of March, 2005.

Nancy Driver By David C. Duncan Atty - In - Fact
Nancy Driver
By: David C. Duncan, Attorney in Fact
POA 20030207-0017181

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared David C. Duncan with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Nancy Driver and who acknowledged that he executed the same as the free act and deed of the said Nancy Driver.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of March, 2005.

Notary Public

ROBERT JOHN NOTESTINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 9-24-2005