40-A

PREPARED BY (AND RETURN TO):

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W & I Ref:(_____) Title No: 46519
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/01/05 15:04 2 pgs
Fees:13.00 Taxes:10360.00
20050801-0089837

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Grace Awh 250 Ensworth Place Nashville, Tennessee 37205	SunTrust Mortgage, Inc. P.O. Box 305110 Nashville, TN 37230-5110

TAX MAP-PARCEL NUMBERS: 116-04-073

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,800,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kenneth L. Kraus, Trustee and Perry A. Gibson, Trustee of the KRAUS/GIBSON REVOCABLE TRUST OF 1987**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Grace Awh, married** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Tract I

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Resubdivision of part of Lot 6, Waller Ensworth Subdivision, 250 Ensworth Place, of record in Book 7900, page 611, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 194.79 feet on the easterly margin of Ensworth Place and extends back 488.59 feet on the southerly line and 541.88 feet on the northerly line to a dead line in the rear, measuring 237.32 feet thereon.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Being the same property conveyed to Kraus/Gibson Revocable Trust of 1987 by Quitclaim Deed from Kenneth L. Kraus and Perry A. Gibson of record in Doc. No. 20021125-0146238, Register's Office for Davidson County, Tennessee.

Tract 2

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Resubdivision of part of Lot 6 Waller Ensworth Subdivision, 250 Ensworth Place, of record in Book 7900, page 611, Register's Office for said County.

Said Lot No. 2 fronts 136.34 feet on the easterly margin of Ensworth Place and extends back 541.88 feet on the southerly line and 541.64 feet on the northerly line to a dead line in the rear, measuring 133.00 feet thereon.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Being the same property conveyed to Kraus/Gibson Revocable Trust of 1987 by deed from Tom E. Nesbitt and spouse, Elizabeth N. Nesbitt of record in Book 9106, page 756, Register's Office for Davidson County, Tennessee.

Tract I

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900 Page 611, said Register's Office, which Plan shows a 270 foot minimum building setback line from Ensworth Place and a 15 foot easement for public utility and drainage purposes along the southwest portion of said lot; Easement for sanitary sewers and/or storm drainage of record in Book 3932, page 687, said Register's Office.

Tract II

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900 Page 611, said Register's Office, which Plan shows a 270 foot minimum building setback line from Ensworth Place.

This is improved property, known as: 246 & 250 Ensworth Place, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of July, 2005.

Kenneth L. Kraus, Trustee

Perry A. Gibson, Trustee

State of TENNESSEE
County of DAVIDSON

On this 25th day of July, 2005 , before me the undersigned authority, personally appeared Kenneth L. Kraus, Trustee and Perry A. Gibson, Trustee , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $2,800,000.00

Affiant

Sworn and subscribed before me this the 29th day of July, 2005

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires January 24, 2009

My Commission Expires: 1/24/09

Notary Public