25-1-052

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 11/10/05 11:36 2 pgs
Fees:13.00 Taxes:222.00
20051110-0136385

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **25th** day of **October, 2005** by and between **Barbara D. Kraatz, married, and Allana Hooper, By Barbara D. Kraatz, Guardian of Allana Hooper pursuant to Order of Circuit Court (Probate Division) of Davidson County, Tennessee in Docket No. 05P1502 Andreas Kraatz, married**, herein after referred to as GRANTOR, and **Fresh Start HomeVantage, LLC** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Madison,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot No. 118 on the Plan of Section II Pleasant Acres of record in Book 2133, page 75, Register's Office for Davidson County, Tennessee described as follows:

Said Lot No. 118 fronts 103 feet on the north side of Chadwell Drive and runs back 151.52 feet on the west line and 151.4 feet on the east line to a dead line in the rear on which it measures 103 feet.

Being the same property conveyed to Barbara D. Kraatz, married and Allana Hooper, by Quitclaim Deed from Barbara D. Kraatz and Andreas Kraatz, married, dated March 19, 2002, of record in Instrument No. 20020328-0038338, Register's Office for Davidson County, Tennessee. Barbara D. Kraatz was appointed Guardian of Allana Hooper pursuant to Order of the Probate Court of Davidson County, Tennessee, In Docket # 05P1502, a certified copy of which is of record in Instrument No. 20051110-0136384, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Barbara D. Kraatz and Andreas Kraatz, married, by Quitclaim Deed from Allan L. Hooper and Barbara D. Hooper, husband and wife, dated March 19, 2002, of record in Instrument No. 20020328-0038336, Register's Office for Davidson County, Tennessee. See also Warrandy Deed of record in Book 8296, page 840, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 708 Chadwell Drive, Madison, TN 37115

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Barbara D. Kraatz
Signature of Seller

Allana Hooper
Signature of Seller By Barbara D. Kraatz, Guardian of Allana Hooper pursuant to order of Davidson County Probate Court

Andreas Kraatz
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of said state and County aforesaid, personally appeared BARBARA D. KRAATZ and ANDREAS KRAATZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained as their free act and deed.

Witness my hand and seal, at office in Franklin, this the 25 day of November, 2005.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES JUNE 14, 2007

GUARDIAN
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of said state and County aforesaid, personally appeared BARBARA D. KRAATZ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be guardian of Allana Hooper, and that she as guardian of Allana Hooper executed the foregoing instrument for the purpose therein contained, as the free act and deed of Allana Hooper.

Witness my hand and seal, at office in Franklin, this the 25 day of November, 2005.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES JUNE 14, 2007

Name and Address of Property Owner:
Fresh Start Home Vantage
5722 Hickory Plaza
Building C, Suite 1
Nashville, TN 37211

Send Tax Statements to:
New Owner
Map & Parcel: 051.03-0-050.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$60,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 25 day of November, 2005.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES JUNE 14, 2007

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