Davidson County DEEDWARR
Recvd: 01/17/06 14:45 2 pgs
Fees:12.00 Taxes:0.00

20060117-0006350

WARRANTY DEED

Address of New Owner:	Send Tax Bills to:	Tax Information
James S. & Kari Kramer 435 Beverwil Drive Beverly Hills, CA 90212	New Owners	Map No. 150.10 Parcel No. 259.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars, ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES S. KRAMER and wife, KARI KRAMER, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to JAMES S. KRAMER and wife, KARI L. KATZMAN-KRAMER, Trustees of the KRAMER FAMILY REVOCABLE LIVING TRUST, dated February 14, 2005, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3044 Stone Bridge Road, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees, their successors, heirs and assigns, forever.

And Grantors covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 29th day of December, 2005.

JAMES S. KRAMER

KARI KRAMER

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } S.S.

On DEC. 29 2005, before me, KATALIN LANGIANESE NOTARY PUBLIC, (here insert name and title of the officer), personally appeared KARI KRAMER, ~~personally known~~ to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Katalin Langianese

KATALIN LANGIANESE
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 1606006
LOS ANGELES COUNTY
My Comm. Exp. Sept. 12, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of 1st Revision of Stonebridge as of record in Plat Book 9700, page 244, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Charles K. Bennett, III and wife, Wintress L. Bennett by deed dated 10/2/97 from Landmark Homes of Tennessee, Inc. of record in Book 10640, page 911, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated and assumed by the Grantees.
2. Declaration of Covenants, Conditions and Restrictions for Stonebridge of record in Book 10164, page 525, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 9700, page 244, Register's Office for Davidson County, Tennessee.