File No. 19528-4
Box 14A

Davidson County DEEDWARR
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Fees:13.00 Taxes:1158.10
20060217-0019609

THIS INSTRUMENT PREPARED BY:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
John A. Kraemer and wife, Tara L. Kraemer	Same	Map: 160-15
905 Ginger Court		Parcel: 39
Brentwood, TN 37027		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

STEPHEN ROBERSON, a single man

hereinafter called the GRANTOR, having bargained and sold, and by these presents do transfer and convey unto,

JOHN A. KRAEMER AND WIFE, TARA L. KRAEMER

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot No. 46 on the Plan of Hearthstone, Phase 9, of record in Plat Book 6900, pages 374, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Stephen Roberson, a single man, by deed from Spiros Darsinos and wife, Sochia Darsinos, of record in Book 11110, page 527, Register's Office for Davidson County, Tennessee.

This is improved property known as 905 Ginger Court, Brentwood, Tennessee 37027.

EXCLUDED FROM THE COVENANTS OF THIS WARRANTY ARE THE FOLLOWING:

1. Covenants, conditions and restrictions of record in Book 5409, page 485, Book 7302, page 92 and Book 7053, page 982, Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 6900, page 374, Register of Deeds of Davidson County, Tennessee, which shows an Owners Certificate, a building envelope and a 10/7.5/5 foot easement for public utility and drainage along the front/rear & south/north line(s) of said lot.

3. Any and all existing easements of record.

4. Easements, or claims of easements, not shown by the public records.

5. Property taxes for 2006.

TO HAVE AND TO HOLD the same tract or parcel of land with appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said unit in fee simple, have good right to convey it, and the same is unencumbered, except as hereinabove set forth; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said unit to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever except as set forth above. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 17th day of February, 2006.

STEPHEN ROBERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public, in and for said County and State, STEPHEN ROBERSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named bargainors, and, who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 17th day of February, 2006.

NOTARY PUBLIC

GAIL PIGG
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My commission expires: May 24, 2008.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $313,000.00.

John A. Kraemer X

Sworn to and subscribed before me this 17th day of February, 2006.

NOTARY PUBLIC

GAIL PIGG
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My commission expires: May 24, 2008.