This space for Register's Office:

Davidson County DEEDWARR
Recvd: 04/25/06 08:37 2 pgs
Fees:13.00 Taxes:263.44
20060425-0046895

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
116 Wilson Pike Circle Ste 251
Brentwood, TN 37027

ADDRESS NEW OWNER:
Darrell Kraft
3722 Norma Drive
Nashville, TN 37211

SEND TAX BILLS TO:

New Owner

Map # 19-133.11-0-003.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, Carolyn Denise Hammond and Mary Francis Kincaid hereinafter called the **Grantors**, do hereby convey unto Darrell Kraft unmarried hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 16 on the Plan of Norma Heights, of record in Book 1832, Page 36 Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate legal description; and a 10 foot wide strip of land extending westerly from the southeast portion of said lot for a distance of 25 feet to the center of Norma Drive as abandoned by the Metropolitan Council of Davidson County, Tennessee by Council Bill No. 77-756.

Being the same property conveyed to Carolynn Denise Hammond and Mary Francis Kincaid on September 24, 1987 by Warranty Deed of record in Book 7364 Page 287 said Register's Office.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This is improved property known as 3726 Norma Drive, Nashville, TN 37211

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized 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 CONVENANTS 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.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 18tj day of April, 2006.

Carolyn Denise Hammond
Carolyn Denise Hammond

Mary Frances Kincaid
Mary Francis Kincaid

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Carolyn Denise Hammond and Mary Francis Kincaid known to me to be the persons whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 18th day of April 2006.

Notary Public in and for the
State of Tennessee

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

My Commission Expires: 6/22/08

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 ~~$68,200.00.~~ 71,200.00

Affiant

Sworn and subscribed before me on 4/17/2006.

Notary Public

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

My Commission Expires: 6/22/2008.