Davidson County DEEDWARR
Recvd: 05/26/06 14:08 2 pgs
Fees:13.00 Taxes:777.00

20060526-0062421

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 44628

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$210,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **19th DAY OF MAY, 2006.**

Notary Public

MY COMMISSION EXPIRES: 7-29-06

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
AMANDA N. KRAUSS **4706 Idaho Avenue** **Nashville, TN 37209**	New Owner	**103-3-164** **25W 1970**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, R. DENISE DILLARD FULL and husband, JAMES FULL**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMANDA N. KRAUSS**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:

BEING Lot No. 607 of Block 2 on the Plan of Charlotte Park Company's Addition, as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.

SAID Lot No. 607 fronts 50 feet on the northerly side of Idaho, formerly 5th Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to R. Denise Dillard, a single person, by deed from Estate of Ruth K. Proctor, Peggy Ann Phillips, Executrix and Devisee, Robert Kimbro Proctor, Devisee; and Bonnie Jean Evans now known as Bonnie J. Proctor, Devisee, of record in Book 11396, page 482, Register's Office for Davidson County, Tennessee. The said R. Denise Dillard having since married James Full. James Full joins in the execution of said deed to convey whatever interest he might have in said property by reason of the marital estate or otherwise.

This is improved property known as **4706 Idaho Avenue, Nashville, Tennessee 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 19th day of May, 2006.

R. DENISE DILLARD FULL

JAMES FULL

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named R. DENISE DILLARD FULL, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 19th day of May, 2006.

NOTARY PUBLIC

My Commission Expires: 7-29-06

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES FULL, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 5th day of May, 2006.

NOTARY PUBLIC

CHARLES H. GREGORY NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10/30/07