WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 203,900.00

Melissa R. White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2006

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

After Recording RETURN TO:
Westside Title, Inc.
531 Rivergate Parkway
Goodlettsville, TN 37072-2027

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Amy C. Dyer	NEW OWNER	Map 96
243 Cumberland Cr.		Group 5
Nashville, TN 37214		Parcel 43

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, we

James N. Kraeske and wife, Angela K. Kraeske

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Amy C. Dyer

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:

Land in Davidson County, Tennessee, being Lot No. 1 on the unrecorded map showing the re-subdivision of Lot Nos. 45, etc., on the Plan of Bluefields, of record in Book 843, Page 34, Register's Office for said County, and being a part of original Lot No. 54 on said plan, described according to a copy of a survey thereof made April 6, 1940, by Z.J. Wilkinson, Surveyor as follows:

Beginning at a point in the north margin of Cumberland Circle, the common corner of Lots Nos. 1 and 2; thence with the line between said lots northerly 275 feet; more or less, to a point in the line between Lot Nos. 54 and 57, being the common northerly corner of Lot Nos. 1 and 2; thence southwesterly 65 feet to a point, the common original corner of Lot Nos. 54 and 55; thence with the line between said lots, being the westerly line of Lot No. 1 herein described, southerly 264.3 feet to the north margin of Cumberland Circle thence with the margin of said Circle easterly 76 feet to the point of beginning.

BEING the same property conveyed to James N. Kraeske and wife, Angela K. Kraeske by deed from J.R. Minter and wife, Anna W. Minter, of record in Book 9201, Page 673, dated December 23, 1993, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 843, Page 34; and (3) Avigation Easement of record in Book 9201, Page 670, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 243 Cumberland Cr., Nashville, TN 37214

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 31st day of May, 2006.

James N. Kraeske

Angela K. Kraeske

Davidson County DEEDWARR
Recvd: 06/05/06 08:23 2 pgs
Fees:13.00 Taxes:754.43
20060605-0065558

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 N. Kraeske and Angela K. Kraeske, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 2006.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.