WARRANTY DEED

Davidson County DEEDWARR
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Fees:13.00 Taxes:978.65

20060809-0098249

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $264,500.00.

Affiant

Subscribed and sworn to before me this 4th day of August, 2006

Notary Public

My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Edward S. Kraus	Countrywide Home Loans	142-03-0-57.00
817 Stirrup Drive	P.O. Box 961206, FTWX-22	
Nashville, TN 37221	Fort Worth, TX 76161	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wilson Enterprises, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Edward S. Kraus and Andrea J. Dillenburg, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 327 on the plan of Walnut Hill Manor, Section 1, of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 327 fronts 98.40 feet on the southwesterly margin of Stirrup Drive and extends back 190.6 feet on the northwesterly line and 218.4 feet on the southeasterly line to a dead line in the rear, measuring 140.5 feet thereon.

Being the same property conveyed to Wilson Enterprises, Inc., by deed from Stephanie E. Cooper, unmarried and Kristen Hall, unmarried, on February 10, 2006, of record in Instrument Number 20060213-0017274, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 4460, page 108, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4643, page 946; and Book 4899, page 206; and Book 5057, page 885; and Book 5440,p age 138; and Book 5526, page 322, Register's Office for Davidson County, Tennessee.

This is improved property known as: **817 Stirrup Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 4, 2006.

Wilson Enterprises, Inc.

Martha Wilson, President

By Martha Wilson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 4th day of August, 2006, before me, appeared Martha Wilson to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Wilson Enterprises, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Hal Wilson acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

9-22-07