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Davidson County DEEDWARR
Recvd: 10/02/06 15:17 5 pgs
Fees:28.00 Taxes:1156.25
20061002-0121887

MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

THIS INSTRUMENT PREPARED BY
BERRY & OGLESBY, ATTORNEYS AT LAW, 125 THIRD AVE., NORTH, FRANKLIN, TN

ADDRESS OF OWNERS;	ADDRESS OF PROPERTY;	SEND TAX BILLS TO;	MAP-PARCEL NOS.
Viktor K. Krauss et ux.	~~1741 Ashwood Avenue~~ Same	Same as New	104.16-0-138.00
~~1741 Ashwood Ave.~~ PO Box 128053	~~Nashville, TN 37212~~	owner	
~~Nashville, TN 37212~~ Nashville, TN 37212			

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **DR. J. EDWIN CLEMENT, ANDREW L. CLEMENT, CHARLES E. CLEMENT, RACHEL C. ROSEN, WILLIAM C. DAHLGRAN, CAROLYN DAHLGRAN BERRY, W. EDWIN DAHLGRAN, ROGER A. DAHLGRAN, ELIZABETH DAHLGRAN BALDWIN AND JAMES R. DAHLGRAN**; (Grantors), being all of the heirs of Mary Dean Clement, deceased, have bargained and sold and by these presents do hereby transfer and convey unto **VIKTOR K. KRAUSS AND WIFE, KRISTI T. KRAUSS** (Grantees), their heirs and assigns, the following described tract or parcel of land situated in the Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being lot No. 111 in George W. Blair's subdivision of Belmont Heights property, a plan of which is of record in Book No. 161, page 175 of the Register's Office of Davidson County, Tennessee, and a revised plan thereof is of record in Book No. 332, page 56 in said Register's Office. Said lot No. 111 fronts 60 feet on the south side of Ashwood Avenue and runs back between parallel lines 174.7 feet, more or less, to an alley.
>
> For source of title see Affidavit of Heirship Instrument No. 20050912-0109007 in the Register's Office of Davidson County, Tennessee. See also Will of Mary Dean Clement Instrument No. 20050912-0109006, and Instrument Nos. 20050912-0109005, 20050912-0109004, and 20050912-0109003 in said Register's Office.

TO HAVE AND TO HOLD 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 Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered except by 2006 taxes which have been prorated and will be paid by Grantees when due; all matters shown on the plan of George W. Blair's subdivision of Belmont Heights property which is of record in Book No. 161, page 175, of the Register's Office of Davidson County, Tennessee, and a revised plan thereof as of record in Book No. 332, page 56, in said Register's Office, such state of facts as an accurate survey would disclose, all existing easements and all other matters of record.

And Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of September, 2006.

Dr. J. Edwin Clement

DR. J. EDWIN CLEMENT

By: Charles E. Clement, Atty in Fact

CHARLES E. CLEMENT, Attorney-in-Fact
Instrument No. 20050912-0109008
RODC, TN

Andrew L. Clement

ANDREW L. CLEMENT

By: Charles E. Clement, Atty in Fact

CHARLES E. CLEMENT, Attorney-in-Fact
Instrument No. 20050912-0109009
RODC, TN

Charles E. Clement

CHARLES E. CLEMENT

Rachel C. Rosen

RACHEL C. ROSEN

By: Charles E. Clement, Atty in Fact

CHARLES E. CLEMENT, Attorney-in-Fact
Instrument No. 20050912-01090010
RODC, TN

William C. Dahlgran

WILLIAM C. DAHLGRAN

By: Charles E. Clement, Atty in Fact

CHARLES E. CLEMENT, Attorney-in-Fact
Instrument No. 20050912-0109011
RODC, TN

Carolyn Dahlgran Berry

CAROLYN DAHLGRAN BERRY

By: Charles E. Clement, Atty in Fact

CHARLES E. CLEMENT, Attorney-in-Fact
Instrument No. 20050912-0109012
RODC, TN

W. Edwin Dahlgran

W. EDWIN DAHLGRAN

By: Charles E. Clement, Atty in Fact

CHARLES E. CLEMENT, Attorney-in-Fact
Instrument No. 20050912-01090016
RODC, TN

Roger A. Dahlgran

ROGER A. DAHLGRAN

By: Charles E. Clement, Atty in Fact

CHARLES E. CLEMENT, Attorney-in-Fact
Instrument No. 2005912-01090013
RODC, TN

Elizabeth Dahlgran Baldwin

ELIZABETH DAHLGRAN BALDWIN

By: Charles E. Clement, Attorney in Fact

CHARLES E. CLEMENT, Attorney-in-Fact
Instrument No. 20050912-01090014
RODC, TN

James R. Dahlgran

JAMES R. DAHLGRAN

By: Charles E. Clement, Attorney in Fact

CHARLES E. CLEMENT, Attorney-in-Fact
Instrument No. 20050912-01090015
RODC, TN

STATE OF NORTH CAROLINA
COUNTY OF Watauga

On this the 29th day of September, 2006, personally appeared **CHARLES E. CLEMENT,** to me known to be the person who executed the foregoing instrument for the purposes therein contained in behalf of **DR. J. EDWIN CLEMENT, ANDREW L. CLEMENT, RACHEL C. ROSEN, WILLIAM C. DAHLGRAN, CAROLYN DAHLGRAN BERRY, W. EDWIN DAHLGRAN, ROGER A. DAHLGRAN, ELIZABETH DAHLGRAN BALDWIN, AND JAMES R. DAHLGRAN,** and acknowledged that he executed the same as the free act and deed of said **DR. J. EDWIN CLEMENT, ANDREW L. CLEMENT, RACHEL C. ROSEN, WILLIAM C. DAHLGRAN, CAROLYN DAHLGRAN BERRY, W. EDWIN DAHLGRAN, ROGER A. DAHLGRAN, ELIZABETH DAHLGRAN BALDWIN, AND JAMES R. DAHLGRAN.**

Witness my hand and official seal at Boone, North Carolina, this the 29th day of September, 2006.

NOTARY PUBLIC
Melinda Jane Parsons

My commission expires:
9/8/08

MELINDA JANE PARSONS NOTARY PUBLIC WATAUGA COUNTY, N.C. My Comm. Exp. 9/8/08

STATE OF NORTH CAROLINA
COUNTY OF Watauga

Personally appeared before me, Melinda Jane Parsons the undersigned, a Notary Public in and for said State and County, **CHARLES E. CLEMENT,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Boone, North Carolina, this the 29th day of September, 2006.

MELINDA JANE PARSONS NOTARY PUBLIC WATAUGA COUNTY, N.C. My Comm. Exp. 9/8/08

NOTARY PUBLIC
Melinda Jane Parsons

My commission expires:
9/8/08

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $312,500.00.

Sworn to and subscribed before me this the 29th day of Sept, 2006.

NOTARY PUBLIC

My commission expires: 6/17/08

YVETTE LYN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires June 14, 2008