WARRANTY DEED

BOX 13
12657



STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 72509

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, Inc., 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Louis Kraag	New Owners ~~Louis Kraag~~	118-4-31
(NAME)	(NAME)	
530 Rosedale Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Jimmy DeWayne Hayden and Frances Darlene Hayden, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Louis Kraag and Jeffrey L. Meeks Sr., 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 530 Rosedale Ave., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 7th day of December, 2006.

Jimmy DeWayne Hayden

Frances Darlene Hayden

STATE OF TN

COUNTY OF DAVIDSON

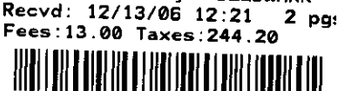
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmy DeWayne Hayden and Frances Darlene Hayden with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of December, 2006.

Commission expires: 72509

Notary Public

Davidson County DEEDWARR
Recvd: 12/13/06 12:21 2 pgs
Fees:13.00 Taxes:244.20



20061213-0153738

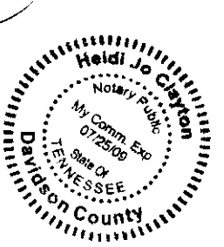


EXHIBIT "A"

LAND in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, being Lot No. 11 on the map of the southeast part of the J. W. Russwurm Property, said subdivision being bound on the south by Rosedale Avenue, formerly Rose Avenue, on the east by Gladstone Avenue, as shown on the plan of Corrinne Place, as of record in Book 332, Page 1, Register's Office for said County, and on the west by part of the Russwurm Property as of record in book 547, Page 190, said Register's Office, and on the north by the Russwurm acreage tract, said Subdivision not being of record, but described according to a survey made by Blanchard & Parrish, Engineers, dated May 16, 1941. Said Lot No. 11 fronts 65 feet on the northerly side of Rosedale Avenue, formerly Rose Avenue, its southeast corner being 608.7 feet from the northwest corner of Gladstone Avenue and Rosedale Avenue, and runs back between lines 204.3 feet on the easterly line and 203.4 feet on the westerly line to a dead line and measures 51 feet thereon.

Being the same property as conveyed to Jimmy DeWayne Hayden and Frances Darlene Hayden of record in Book 11572, Page 54, said Register's Office.

This conveyance is subject to a certain Deed of Trust of record in Book 11402, Page 412, Register's Office for Davidson County, TN.