Box 36
#22287

THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999*	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $625,000.00.* *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2007.* *Notary Public* *My commission expires:*

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
September 19, 2009
STATE OF TENNESSEE

Name and Address of New Owner:

Thomas E. Noser and Anna B. Grimes
3722 Central Avenue
Nashville, TN 37205

Davidson County DEEDWARR
Recvd: 03/15/07 13:52 2 pg
Fees:13.00 Taxes:2312.50
20070315-0031836

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:	**Map and Parcel**:
3722 Central Avenue Nashville, TN 37205	104-9-220

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LARRY G. CRAMER AND WIFE, JANE EWING CRAMER,** hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto **THOMAS E. NOSER AND ANNA B. GRIMES,** hereinafter called "**GRANTEES,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 228 and the westerly one-half of Lot 229 on the Plan of Richland Realty Company's Second Subdivision, Division "B", of record in Book 332, page 92, Register's Office for said County.

Said Lot No. 228 and the westerly one-half of Lot No. 229 front together 75 feet on the northerly side of Central Avenue, and run back between parallel lines, 200 feet to an alley.

Being the same property conveyed to Larry G. Cramer and spouse, Jane Ewing Cramer, by Warranty Deed from Anna S. Sternheimer, unmarried, dated September 26, 1997, and recorded September 29, 1997, at 12:31 P.M., in Deed Book 10624, page 626, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan Nashville/Davidson County taxes for the year 2007 which have been prorated between the parties and assumed by Grantees.

2. Matters shown on Plan with Owner's Certificate of record in Plat Book 332, page 92, in the Register's Office for Davidson County, Tennessee.

3. Mortgage Loan Inspection by John Kohl & Co., P.C. dated September 10, 1997, disclosed that neighbor's steel steps encroached onto said property.

4. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

5. Subject to Neighborhood Conservation Zoning Overlay of record as Bill No. 096-555, Metro Clerk's Office for Davidson County, Tennessee, and all restrictions imposed by the Metropolitan Historic Zoning Commission, not of record, pursuant to said Conservation Zoning Overlay.

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 Grantors do 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 the same is unencumbered, unless otherwise herein set out; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title 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 14th day of March, 2007.

LARRY G. CRAMER

JANE EWING CRAMER

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 LARRY G. CRAMER AND WIFE, JANE EWING CRAMER, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this 14th day of March, 2007.

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
September 19, 2009
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:_____

F:\rubye\wd cramer to noser and grimes.doc