BOX #14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/22/07 13:06 2 pgs
Fees:13.00 Taxes:365.56
20070622-0074860

State of Tennessee)
County of Davidson)

G#20618-2

The actual consideration or value, whichever is greater, for this transfer is **$98,800.00.**

Aubrey Danielle Krambeck
Affiant

Subscribed and sworn to before me, this the 21st day of June, 2007.

JENNIFER L. JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Jennifer L. Johnson
Notary Public

My commission expires: March 7, 2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
AUBREY DANIELLE KRAMBECK	**AMERICAN MORTGAGE NETWORK, INC.**	**Map 108-16-0, Parcel 279.00**
3104 Priest Woods Drive	**P. O. Box 85302**	
Nashville, TN 37214	**San Diego, CA 92186**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

GARY J. KRAMBECK, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AUBREY DANIELLE KRAMBECK, a single woman

HEREINAFTER CALLED THE GRANTEE, HER 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. 76-B on the Plan of Zone Lot Division of Lots 6, 75, 76, 77 and 78 of Section 4 of Lakeview Hills Subdivision, as of record in Book 6250, Page 533, amending Book 5200, Page 642, and Book 6488, Page 41, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Gary J. Krambeck, by Warranty Deed dated October 12, 2000, from Mark A. Chadwick and wife, Kimberly M. Chadwick, of record in Instrument No. 20001013-0101967, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 6431, Page 298, and in Book 6250, Page 533, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is IMPROVED (__X__) unimproved (____) property, known as: **3104 Priest Woods Drive, 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 my/our hand(s) this **21st** day of **June, 2007.**

Gary J. Krambeck
GARY J. KRAMBECK

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 **GARY J. KRAMBECK,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **21st** day of **June, 2007.**

Jennifer L. Johns

Notary Public

My Commission Expires: March 7, 2011