McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

Davidson County DEEDWARR
Recvd: 07/10/07 13:56 2 pgs
Fees:13.00 Taxes:273.80
20070710-0082221

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $74,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of July, 2007.

Notary Public

Expiration of commission. 1/24/09

PATRICIA A. GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert J. Krause	**Countrywide Bank, FSB**	**M/P 92-6-533 & M/P 92-6-532**
722 & 726 Lena Street	**750 Old Hickory Boulevard, #180**	
Nashville, TN 37208	**Brentwood, TN 37027**	

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

Larry L. Lockridge, and wife, and Martha S. Lockridge

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

Robert J. Krause. married

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:

Land in Davidson County, Tennessee, being more particularly described as follows, to wit:

Tract 1:

Being Lot No. 32 in A. Roth's Subdivision of Lots 21 and 22 Boyd McNairy Tract, as of record in Book 57, Page 147, Register's Office for Davidson County, Tennessee.

Tract II:

Part of Lot No. 33 on the Plan of A. Roth's Subdivision of Lot No. 22 of the Boyd McNairy Tract, as of record in Book 57, Page 147, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made, being that part (approximately 30 feet by 110 feet) of Lot No. 33 remaining after Metro's taking parts thereof for the widening of Booker and Lena Streets.

Being the same property conveyed to Larry L. Lockridge and wife, Martha S. Lockridge by Warranty Deed from ICUS, Inc., a Tennessee Corporation, dated February 8, 2001, of record in Instrument No. 20010214-0014157, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 57, Page 147, Register's Office for DAVIDSON County, Tennessee.
Lien of record in Instrument No. 20030207-0017222, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is property known as 722 & 726 Lena Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 2nd day of July, 2007.

Larry L. Lockridge

Martha S. Lockridge

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Larry L. Lockridge, and wife, Martha S. Lockridge, the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of July, 2007.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **07422-CD**

RECORD & RETURN TO:

McCann & Hubbard
7105 Crossroads Blvd., Suite 105
Brentwood, TN 37027