THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard, Suite A
Brentwood, TN 37027

SEND TAX BILLS TO:
New Owner--Shana Moran
7570 River Road Pike
Nashville, TN 37207

MAP PARCEL NUMBERS
Map & Parcel No. 89-0-45.00

Davidson County DEEDWARR
Recvd: 04/23/08 09:44 2 pgs
Fees:13.00 Taxes:902.80
20080423-0041370

WARRANTY DEED

THIS INDENTURE, made and entered into this 31st day of March, **2008**, by and between **Arthur Kramer**, unmarried, party of the first part, and **Shana Moran**, **unmarried,** party of the second part,

WITNESSETH: That for and in consideration of **$244,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land located in the 8th Civil District of Davidson County, Tennessee and being a portion of the C.B. Phillips Division as of record in Plat Book 5800, page 372, R.O.D.C., Tennessee being subdivision No. 83428-G according to a survey of Perry a. Chadpdelaine, Jr. of August 17, 1973, as follows:

Tract No. 1 of the C.B. Phillips Division as of record in Plat Book 5800, page 372, R.O.D.C., Tennessee to which reference is hereby made for a more complete description containing 3 acres, more or less.

Together with conveyance of the above described tract of land, Grantor, James E. Cox, conveys and grants a legal easement upon the entire portion of tract no. 2 or C.B. Phillips Division, which at this time is reserved and is not a legal building site, for the installation of a septic tank-soil absorption system for the residents on Lot No. 1 in accordance with Board of Health agreement of September 21, 1983 and Lot No. 2 shall not become a building site at this time subject to said Board of Health agreement, as of record in Book 6245, page 236.

BEING the same property conveyed to Arthur Kramer by deed from James E. Cox, unmarried, of record in Book/Instrument No. 20070322-0034707, Register's Office, Davidson County, Tennessee, dated 3/20/07 and recorded 3/22/07.

The above referenced property is also known as 7570 River Road Pike, Nashville, TN 37209.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 5800, page 372; and any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Arthur Kramer

Arthur Kramer

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Arthur Kramer, unmarried,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 31st day of March, **2008.**

My commission expires 7/24/10

Edward B Baldwin III

Notary Public

EDWARD B. BALDWIN III NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$244,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

S. C. B.

Affiant

Subscribed and sworn to before me this 31st day of March, **2008.**

Edward B Baldwin III

NOTARY PUBLIC

My commission expires: 7/24/10

EDWARD B. BALDWIN III NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

PROPERTY ADDRESS:
7570 River Road Pike
Nashville, TN 37207

Name and address of new owner:
Shana Moran
7570 River Road Pike
Nashville, TN 37207