This instrument prepared by:

Robert A. Anderson
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map and Parcel:
JOHN DAVIS 530 Rosedale Avenue Nashville, Tennessee 37211	Same	Map/Parcel 118-04-0-031.00

For and in consideration of the sum of Ten and 00/100--------($10.00)----------

DOLLARS, and other good and valuable consideration, LOUIS KRAAG and JEFFREY L. MEEKS, SR., as the "Grantors," have bargained and sold, and by these presents do transfer and convey unto the said JOHN DAVIS, as Grantee (the "Grantee"), his successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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 conveyed to LOUIS KRAAG AND JEFFREY L. MEEKS, SR. by deed from JIMMY DEWAYNE HAYDEN AND FRANCES DARLENE HAYDEN of record as Instrument No. 20061213-0153738, dated December 7, 2006, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 05/15/08 11:40 4 pgs
Fees:23.00 Taxes:555.00
20080515-0049997

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever; and we do covenant with the Grantee 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 Grantee, his successors and assigns against the lawful claims of all persons, whomsoever.

This is improved property known as 530 Rosedale Avenue, Nashville, Tennessee 37211.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GLORIA ANN DALTON KRAAG, Wife of LOUIS R. KRAAG, joins in this conveyance to convey any and all interest, if any, she may have in the property.

BONNIE MEEKS, Wife of JEFFREY L. MEEKS, SR., joins in this conveyance to convey any and all interest, if any, she may have in the property.

Witness my hand this 14 day of May, 2008.

LOUIS KRAAG

GLORIA ANN DALTON KRAAG

JEFFREY L. MEEKS, SR.

BONNIE J. MEEKS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This instrument was acknowledged before me, the undersigned, a Notary Public in and for said County and State, by LOUIS KRAAG, the bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 14th day of May, 2008.

NOTARY PUBLIC

My Commission Expires: _____

ROBERT A. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 19, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This instrument was acknowledged before me, the undersigned, a Notary Public in and for said County and State, by GLORIA ANN DALTON KRAAG, the bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 14th day of May, 2008.

NOTARY PUBLIC

My Commission Expires: _____

ROBERT A. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 19, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This instrument was acknowledged before me, the undersigned, a Notary Public in and for said County and State, by JEFFREY L. MEEKS, SR., the bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 14th day of May, 2008.

NOTARY PUBLIC

My Commission Expires: _____

ROBERT A. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 19, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This instrument was acknowledged before me, the undersigned, a Notary Public in and for said County and State, by BONNIE J. MEEKS, the bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 13th day of May, 2008.

NOTARY PUBLIC

ANNE T. McLAURIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/22/2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $150,000.

Affiant

Subscribed and sworn to before me, this the 14th day of May, 2008.

NOTARY PUBLIC

My Commission Expires

ROBERT A. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires July 19, 2008