| |ADDRESS NEW OWNER:| | |SEND TAX BILLS TO:| | |MAP-PARCEL NO.|

Morris Kraft		Map/Parcel -
95 White Bridge Rd #117	SAME	08106045100
NASHVILLE, TN 37205		13264

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

WBJr LB J.W Aff WB III

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Willie Buford Jr., Willie Buford III, Angela Hathaway, Linda Bailey and Jermaine ~~Wenster~~ Winston** (The "Grantors") has bargained and sold, and by these presents does transfer and convey unto **Morris Kraft, an unmarried person** (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

BEING THE SOUTHERLY 58 FEET OF LOT NO. 9 ON THE PLAN OF THE SUBDIVISION OF PART OF LOT NO. 16 OF THE NICHOL PROPERTY, AS OF RECORD IN PLAN BOOK 2, PAGE 49, CHANCERY COURT AT NASHVILLE.

SAID PART OF LOT NO. 9 FRONTS 58 FEET ON THE EASTERLY SIDE OF 24TH AVENUE NORTH, FORMERLY BRIDGE AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES WITH THE NORTHERLY MARGIN OF AN ALLEY 66.2 FEET, MORE OR LESS, TO THE WESTERLY LINE OF LOT NO. 10, TOGETHER WITH AN EASEMENT FOR A GAS LINE ACROSS PROPERTY TO THE NORTH AS SET OUT IN DEED FROM C. E. SELLEY AND WIFE, TO WILLIAM E. BRYSON AND WIFE, OF RECORD IN BOOK 2999, PAGE 620, REGISTER'S OFFICE FOR SAID COUNTY. THIS PROPERTY IS IMPROVED AND IS LOCATED 1802-24TH AVE. NO., NASHVILLE, TENNESSEE.

WBJr Aff RB Winston J.W WB III

BEING THE SAME PROPERTY CONVEYED TO CLARA BUFORD BY INSTALLMENT DEED FROM SAM ROSENBERG AND JACK J. COHEN, RECORDED ON THE 16TH DAY OF MAY, 1963 IN BOOK 3538, PAGE 187, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID CLARA BUFORD DIED FEBRUARY_____, 1990, AND UPON HER DEATH TITLE WAS VESTED IN HER HEIRS AT LAW. HER HEIRS AT LAW ARE WILLIE BUFORD, JR., WILLIE BUFORD, III, ANGELA HATHAWAY, LINDA BAILEY, JERMAINE ~~WENSTER~~ AND RICCO BUFORD, AS DESCRIBED IN THE AFFIDAVIT OF HEIRSHIP RECORDED IMMEDIATELY PRECEDING THIS DOCUMENT. RICCO BUFORD HAS SINCE QUITCLAIMED HIS INTEREST IN SAID PROPERTY BY DEED RECORDED IN INSTRUMENT NO. 20080915-0094097.

This conveyance is subject to the following:

1. Taxes for the year 2008, which have been prorated, the payment of which is assumed by Grantee.
2. Easement for Gas Line, recorded in Book 2999, Page 620, said Register's office.

This is improved property commonly known as: 1802 24th Avenue, Nashville, TN 37208

ROBERT JOSEPH HILL II NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

|STATE OF TENNESSEE|
|COUNTY OF DAVIDSON|

The actual consideration or value, whichever is greater for this transfer is $21,150.

MY COMMISSION EXPIRES 11/14/2009

Morris Kraft
Affiant

Subscribed and sworn to before me this 15 day of August, 2008

My Commission Expires: _____

Notary Public

Davidson County DEEDWARR
Recvd: 09/15/08 12:57 4 pgs
Fees:23.00 Taxes:78.26

20080915-0094099

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15 day of August, 2008.

Willie Buford, Jr.

Willie Buford, III

Angela Hathaway

Linda Bailey

Jermaine Winston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15 day of August, 2008, before me personally appeared Willie Buford Jr. to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES 11/14/2009

ROBERT JOSEPH HILL II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15 day of August, 2008, before me personally appeared Linda Bailey to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES 11/14/2009

ROBERT JOSEPH HILL II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15 day of August, 2008, before me personally appeared Jermaine ~~Wenster~~ Webster to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES 11/14/2009

ROBERT JOSEPH HILL II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15 day of August, 2008, before me personally appeared Willie Buford Jr. to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES 11/14/2009

ROBERT JOSEPH HILL II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15 day of August, 2008, before me personally appeared Willie Buford, III to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES 11/14/2009

ROBERT JOSEPH HILL II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15 day of August, 2008, before me personally appeared Angela Hathaway to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES 11/14/2009

ROBERT JOSEPH HILL II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY