AFTER RECORDING PLEASE RETURN TO
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 09/16/08 11:42 2 pg
Fees:13.00 Taxes:647.50
20080916-0094656

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Subscribed and sworn to before me, this 15th day of September, 2008.

Notary Public
My commission expires: 3-21-09

LAURA B RININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

03-0808-35561

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kristopher E. Koller	Wells Fargo Home Mortgage	103-03-0-060
5200 Idaho Avenue	PO Box 10335	
Nashville TN 37209	Des Moines IA 50306-0335	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Deborah K. Baucom, Administrator C.T.A. of the Estate of Dale Sider, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kristopher E. Koller, hereinafter called the Grantees, their successors 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 the easterly 50 feet of the southerly 150 feet of Block No. 20, on the Realty Savings Bank and Trust Co.'s Revised Plan of West Extension of Charlotte Park Co.'s First Addition to Nashville, of record in Book 421, Page 18, Register's Office for said County, described as follows:

Beginning at the northwest corner of Idaho Avenue, formerly Fifth Street and 52nd Avenue North, formerly 11th Street; thence with the northerly margin of Idaho Avenue westwardly 50 feet; thence northwardly and parallel with 52nd Avenue North, 150 feet; thence eastwardly and parallel with Idaho Avenue 50 feet to the westerly margin of 52nd Avenue North; thence with the westerly margin of said Avenue, southwardly 150 feet to the beginning.

Being the same property conveyed to Dale Sider, by deed from Karen Rogers O'Hara Noble and husband, Mike Noble, dated 7-9-01, recorded 7-12-01, in Instrument No. 20010712-0074288, Register's Office for Davidson County, Tennessee. Dale Sider died testate 2-24-08, leaving subject property to Deborah K. Baucom, Administrator C.T.A. of the Estate of Dale Sider, by Last Will and Testament of Dale Sider of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 08P-542. By Court Order entered June 9, 2008, Deborah K. Baucom, Administrator C.T.A. of the Estate of Dale Side was authorized to sell subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5200 Idaho Avenue, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of September, 2008.

Deborah K. Baucom, administrator C.T.A.
Deborah K. Baucom, Administrator C.T.A
of the Estate of Dale Sider, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Deborah K. Baucom, Administrator C.T.A. of the Estate of Dale Sider, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 15th day of September, 2008.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09