STATE OF TENNESSEE
COUNTY OF Davidson

09-4220

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 151,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF October, 2009.

Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 3/15/10

THIS INSTRUMENT WAS PREPARED BY

Escrow Corporation, 142 South Birchwood Drive, Hendersonville, TN 37075

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LeRoy D. Kramer	OWNER	51-07-7
(NAME)	(NAME)	
901 Fairoaks Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, TN 37115		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Claude E. Wair, Jr. and Karren L. Scott

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LeRoy D. Kramer and wife, Janice E. Kramer

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:

Being Lot No. 6 on the Map of Pleasant Acres, Section 5, of record in Book 2331, page 56, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 146.28 feet on the south side of Fairoaks Drive and runs back between lines 273.25 feet on the west line and 299 feet on the east line, to a dead line in the rear, on whichit measures 130 feet.

BEING the same property conveyed to Claude E. Wair, Jr. and Karren L. Scott by deed from The Estate of Glennice R. Stafford, deceased, and Alan L. Stafford, individually and as Trustee of the Harlan G. Stafford Supplemental Needs Trust, of record in Instrument No. 20081202-0116747, Register's Office for Davidson County, Tennessee.

This is improved property known as 901 Fairoaks Drive, Madison, TN 37115

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 and assigns, forever; and we do covenant with the said GRANTEES 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 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 their hands this 13th day of October, 2009.

Claude E. Wair Jr.
Claude E. Wair, Jr.

Karren L. Scott
Karren L. Scott

BILL GARRETT, Davidson County
Trans:T20090070070 DEEDWARR
Recvd: 10/15/09 08:24 2 pgs
Fees:13.00 Taxes:558.70

20091015-0095335

09-4220

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Claude E. Wair, Jr. the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 13th day of October, 2009

My commission expires 3/15/10

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named

Claude E. Wair, Jr. and Karren L. Scott

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 13th day of October, 2009

My commission expires 3/15/10

SUMNER COUNTY TENNESSEE NOTARY PUBLIC STATE OF JANIS L. DUREE

_____
Notary Public Janis L. Duree