WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-VRE-10-733

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carly J. Miner	Fifth Third Mortgage	
733 Benton Avenue (ADDRESS)	5050 Kingsley Drive, Maildrop 1MOC2K (NAME) (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Cincinnati, OH 45263 (CITY) (STATE) (ZIP)	105-10-326.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOEL W. KRANE AND WIFE, TRACY W. KRANE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CARLY J. MINER AND HUSBAND, JOHN W. MINER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 2, BASS SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 11190, PAGE 127, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JOEL W. KRANE AND WIFE, TRACY W. KRANE BY WARRANTY DEED FROM MARK R. BURTON AND WIFE, SANDRA BURTON, RECORDED ON THE 3RD DAY OF JUNE, 2004 IN INSTRUMENT NO. 20040603-0064939, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 733 Benton Avenue, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

BILL GARRETT, Davidson County
Trans:T20100019613 DEEDWARR
Recvd: 04/05/10 15:12 2 pgs
Fees:13.00 Taxes:1110.00
20100405-0025243

Witness my/our hand(s) this 31st day of March, 2010.

Joel W. Krane by Virginia Degerberg attorney in fact

Tracy W. Krane by Virginia Degerberg attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of March, 2010, before me personally appeared Virginia Degerberg to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joel W. Krane and wife, Tracy W. Krane and who acknowledged he/she/they executed the same as the free act and deed of the said Joel W. Krane and wife, Tracy W. Krane.

Witness my hand and official seal, this the 31st day of March, 2010.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903