Box 44

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 10091204

BILL GARRETT, Davidson County
Trans:T20100061791 DEEDWARR
Recvd: 09/30/10 15:37 2 pgs
Fees:13.00 Taxes:1526.25
20100930-0078080

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $412,500.00.

Affiant

Subscribed and sworn to before me, this 30th day of September, 2010.

Notary Public
My Commission Expires: 3-9-13

IVA J. BINKLEY
STATE OF TENNESSEE
NOTARY PUBLIC
HEATHAM COUNTY, TENN.

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Philip J. Andrews and Sarah A. Andrews 4207 Aberdeen Road Nashville TN 37205	New Owner	Tax Parcel ID No. 10312003800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth R. Kraft, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Philip J. Andrews and wife, Sarah A. Andrews**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, State of Tennessee, being Lot No. 1 on the plan of Final Minor Subdivision Plat (Partition) Resubdivision of Lots 1 & 2 of the Resubdivision of Lot 57, Bock "I" & Part of Lot 54, Block "I", Cherokee Park, Third Section, recorded as Instrument No.20100923-0075773, Register's Office for Davidson County, Tennessee, to which said lot is more particularly described.

Being the same property conveyed to Kenneth R. Kraft by Warranty Deed from Walter Lewis Jones, III, married, recorded on the 21st day of September, 2000 in Instrument No. 20000921-0094037, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL MINOR SUBDIVISION PLAT (PARTITION) RESUBDIVISION OF LOT 57, BLOCK "I" & PART OF LOT 54, BLOCK "I" CHEROKEE PARK, THIRD SECTION, as recorded in Instrument No. 20100111-0002565 and Plat Book 843, Pages 2 and 3.

This is improved property located at 4207 Aberdeen Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2010.

Kenneth R. Kraft

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenneth R. Kraft, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2010.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013