WARRANTY DEED

R-BK-11-515

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF January, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Krabousanos	Michael W. Krabousanos	
100 Rebecca Drive	(NAME) 100 Rebecca Drive	
(ADDRESS) Crossville, TN 38555	(ADDRESS) Crossville, TN 38555	105-07-266.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ANNIE JO EARL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL W. KRABOUSANOS, MARRIED, 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, DESCRIBED AS FOLLOWS, TO WIT:

BEING PART OF BLOCK 3, HAMILTON SUBDIVISION, OF RECORD IN MINUTE BOOK 1, PAGE 97, CHANCERY COURT AT NASHVILLE, AND BEING LOT NO. 10, AND THE WESTERLY 42 FEET OF LOT NO. 9 OF BLOCK 3, UNRECORDED SUBDIVISION OF SAID BLOCK 3, AND A PORTION OF ALLEY #1806, CLOSED BY COUNCIL BILL #083-1355; AND FURTHER DESCRIBED ACCORDING TO A MORTGAGE LOAN INSPECTION BY JOHN KOHL & COMPANY, P.C., 400 7TH AVE. S., NASHVILLE, TN 37203, LICENSE NO. 100, DATED MAY 17, 1994, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF HAMILTON AVENUE, SAID POINT BEING THE NORTHWEST CORNER OF LOT NO. 10; THENCE SOUTHEASTERLY, 92 FEET TO A POINT; THENCE SOUTHWESTERLY, 172.5 FEET TO A POINT IN THE CENTER OF A CLOSED ALLEY; THENCE NORTHWESTERLY, 92 FEET TO A POINT; THENCE NORTHEASTERLY, 172.5 FEET TO A POINT IN THE SOUTHERLY MARGIN OF HAMILTON AVENUE, THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ANNIE JO EARL, UNMARRIED BY DEED FROM WILLIAM RALPH GOOCH, DORRIS EDNA GOOCH MULLINS AND LOUIS HENRY MOONEYHAN OF RECORD IN BOOK 9367, PAGE 631, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 1, 1994.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THE EASEMENT(S) RETAINED BY THE METROPOLITAN GOVERNMENT AS TO THAT PORTION OF THE CLOSED ALLEY BY COUNCIL BILL NO. 083-1355.

unimproved ( )

This is improved (X) property, known as 515 Hamilton Avenue, Nashville, Tennessee 37203
(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: T20120003486 DEEDWARR
Recvd: 01/17/12 08:23 2 pgs
Fees: 13.00 Taxes: 340.40

20120117-0004154

Witness my/our hand(s) this 16th day of January, 2012.

Annie Jo Earl

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Annie Jo Earl, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of January, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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