This instrument was prepared by: BOOK 1857 PAGE 996

MARTIN & ANNAM, P.C. LAW OFFICES 699 West Main, Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
SARAH CRAIG (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	43-13-102
315 MAPLE STREET (STREET ADDRESS OR ROUTE NUMBER)	3200 PACIFIC AVENUE (STREET ADDRESS)	F.B.#11D49384
MADISON, TENNESSEE 37115 (CITY) (STATE) (ZIP CODE)	VIRGINIA BEACH, VIRGINIA 23451 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------$3,915.10---------- DOLLARS

Three Thousand, Nine Hundred Fifteen and 10/100

cash in hand paid, the receipt of which is hereby acknowledged and for other good and valuable considerations and for the further consideration of the Grantee, SARAH CRAIG, assuming and agreeing to pay the unpaid balance of The Lomas & Nettleton Company Loan No. 07-41-74900, which loan is a first mortgage trust deed to Jone W. Murphree, Trustee, securing a note, in the original principal sum of $5,970.00; deed of trust dated February 8, 1957, filed for record in Book 2585, Page 271, Register's Office for Davidson County, Tennessee. Principal Balance as of September 1, 1974 being $4,177.00, with the next payment being due October 1, 1974, in the amount of $75.60.

We, JAMES T. CAMPBELL and wife, EVA J. CAMPBELL,

have bargained and sold, and by these presents do transfer and convey unto the said SARAH CRAIG

the Grantee herein, her heirs and representatives,

~~the GRANTEES herein, their heirs and assigns,~~ a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Being Lots Nos. 18, 19 and 20 of Block C on the Plan of Forest Park Subdivision, at Madison, Tennessee, as of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee..

Said lots front together 150 feet on the northerly side of Maple Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to James T. Campbell and wife, Eva J. Campbell, by deed from Mrs. Charles D. Gander, conservator for D. D. Collins, as of record in Book 2637, Page 427, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any restrictive covenants, setback lines and easements of record.

All of our right, title and interest in and to escrow account and to any hazard insurance in effect is hereby conveyed.

(Affix Seal)

unimproved ( )
This is improved (x) property, known as 323 (House Number) Maple Street (Street)

Madison, Tennessee 37115
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 30th day of September, 19 74.

James T. Campbell
James T. Campbell

Eva J. Campbell
Eva J. Campbell

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STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, Juanita Jones, a Notary Public in and for said County and State, the within named James T. Campbell and wife, Eva J. Campbell

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 30th day of September, 19 74.

My commission expires September 5, 1976 Notary Public Juanita Jones

JUANITA JONES NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $11,950.00. Affiant [signature]

Subscribed and sworn to before me this 7th day of October 1974

Deputy Register [signature]

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer or value of property (whichever is greater) is $ 11,950.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sarah Craig

Sworn to and subscribed before me
this 30th day of September, 19 74.

My commission expires September 5, 1976 Notary Public Juanita Jones

OCT-7	CONV	11,950.00			
OCT-7	S'TAX		A*	30.94	
OCT-7	PR'FEE		A*	.50	
OCT-7	W'DEED		A*	4.00	* 35.44

WARRANTY DEED

FROM JAMES T. CAMPBELL and wife, EVA J. CAMPBELL

TO SARAH CRAIG

C 73930

IDENTIF. REFERENCE

OCT 7 9 42 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

CHEROKEE LAND TITLES, INC.
699 WEST MAIN STREET
P. O. BOX 676
HENDERSONVILLE, TENNESSEE 37075

Prepared By
MARTIN & ANNAM, P.C. LAW OFFICES
699 West Main, Hendersonville, Tennessee 37075