Box 58/R.O.D.C. BOOK 7765 PAGE

Folio 58

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,600.00

Donald Ray Craig Sr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January, 19 89

Jeffrey W. Combos
Notary Public

MY COMMISSION EXPIRES: January 21, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Combos & Lawless, P. C. First American Center 23rd Floor Nashville, TN 37238-0057

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Donald Ray Craig, Sr.	NEW OWNER	MAP 82-8
(NAME)	(NAME)	
945 Mansfield Street		PARCEL 352
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, Bettye Bodiford and Claire G. Furr and Anna Joyce Fuson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald Ray Craig, Sr. and wife, Mattie Marie Craig

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:

LAND in Davidson County, Tennessee, being Lot No. 4 on the plan of House and Simonton's Subdivision of Lots Nos. 1 to 16 in Stratton and Seymour's Addition to Edgefield, now East Nashville, as of record in Book 57, page 137, Register's Office for said County.

Said Lot No. 4 fronts 50 feet on the northerly side of Mansfield Avenue and runs back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Bettye Bodiford, Claire G. Furr and Anna Joyce Fuson by Quitclaim Deed of record in Book 5690, page 267, Register's Office for Davidson County, Tennessee.

06342

IDENTIFICATION REFERENCE

FEB 2 2 31 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 945 Mansfield Street, Nashville, TN 37206
(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 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 our hand s this 27th day of January, 19 89

Bettye Bodiford

Claire G. Furr by Bettye C. Bodiford Attorney in Fact

Anna Joyce Fuson

Anna Joyce Fuson

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Bettye Bodiford and Anna Joyce Fuson

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

Witness my hand, at office, this 27th day of January, 19 89

Commission expires January 21, 1990

Jeffrey W. Combos
Notary Public

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Stephen Curtis Bodiford

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of January, 19 89.

Commission expires January 21, 1990

Jeffrey W. Combos
Notary Public

WARRANTY DEED

FROM

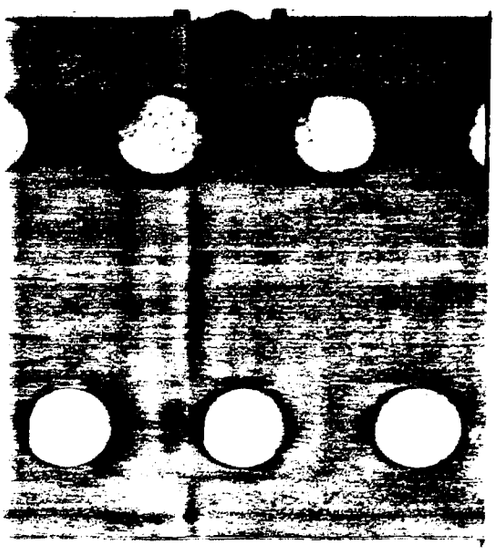
Bettye Bodiford and Claire G. Furr and Anna Joyce Fuson

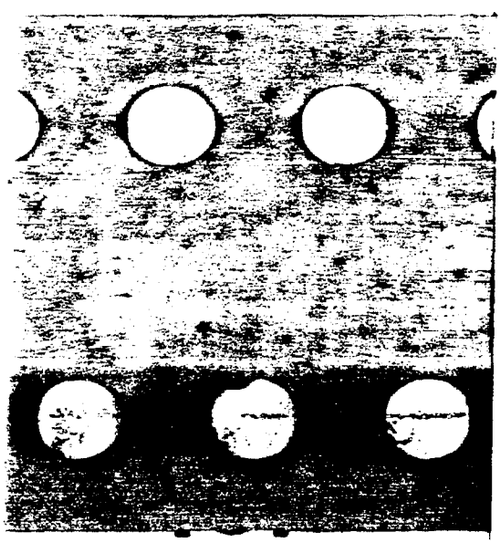
TO

Donald Ray Craig, Sr. and wife, Mattie Marie Craig

Prepared by:
COMBOS & LAWLESS
A PROFESSIONAL LAW CORPORATION
TWENTY-THIRD FLOOR
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238-0057

4058 02/02 0101 03CHECK 140.48





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7765 PAGE 74

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	40600.00
CON TX	133.98
PRFEE	0.50
WDEED	6.00
TOTAL	140.48
CHECK	140.48

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/02/89 01 14:33 0001 4058

06342

IDENTIFICATION REFERENCE

FEB 2 2 31 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 173566