BOOK 7945 PAGE 969

File 47

69084

IDENTIFICATION REFERENCE

SEP 26 11 39 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 52,204.34

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF September 19 89

Notary Public

MY COMMISSION EXPIRES 5-20-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNERS, AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Michael D. Craddock	National Mortgage Company	4D 38075
(NAME) 2002 McKennell Drive	(NAME) 4041 Knight Arnold Road	44-5-35
(ADDRESS) Nashville, TN 37206	(ADDRESS) Memphis, Tennessee 38118	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Melody S. Saarinen , unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael D. Craddock

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 the 4th Civil District of Davidson County, Tennessee, being the westerly 29 feet of Lot No. 55 and the easterly 42 feet of Lot No. 54 on the Plan of Scenic View, not of record, being called "DD" on a resubdivision of certain lots and described from a survey of James L. Murphy, Jr., dated June 2, 1959, as follows:

Beginning at a point in the southwesterly margin of Keeton Avenue, at a point 29 feet southeast of the common corner of Lots 54 and 55; thence S 43 deg. W 165 feet to a point in the line between Lots 55 and 72; thence along the line between said Lots 55, 72, 71 and 54, N 46 deg. 10 W 71 feet to a point; thence N 43 deg. 59' E 165 feet to a point in the southwesterly margin of Keeton Avenue; thence with the margin of said Avenue, S 46 deg. 10' E 71 feet to the point of beginning.

Being the same property conveyed to Melody S. Saarinen, unmarried, by deed from Clifford Ray VanHooser and wife, Janet Elizabeth VanHooser, of record in Book 7608, page 217, Register's Office for Davidson County, Tennessee.

*including the assumption and agreement to pay the unpaid balance of a certain indebtedness in the original principal amount of $52,522.00 payable to National Mortgage Company and secured by a Deed of Trust of record in Book 7608, page 220, Register's Office for Davidson County, Tennessee, to which reference is here made for complete terms and conditions thereof.

(property known as) X (property known as) 326 Keaton Avenue, Old Hickory, Tennessee 37138
(House Number) (Street) (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. Wherever used herein the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of September 19 89

Melody S. Saarinen

Melody S. Saarinen

STATE OF TENNESSEE, DAVIDSON COUNTY
Received for Record and Recorded

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned a Notary Public in and for said County and State the within named Melody S. Saarinen, unmarried,

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison Tennessee this 22nd day of September 1989

Commission expires 5-30-92

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Melody S. Saarinen

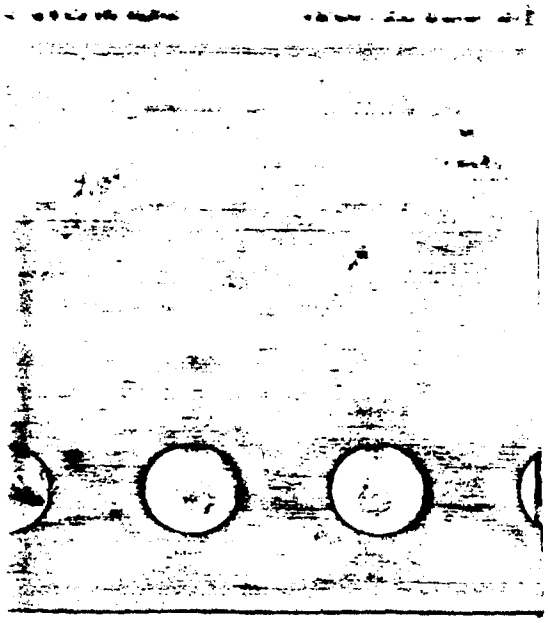
TO

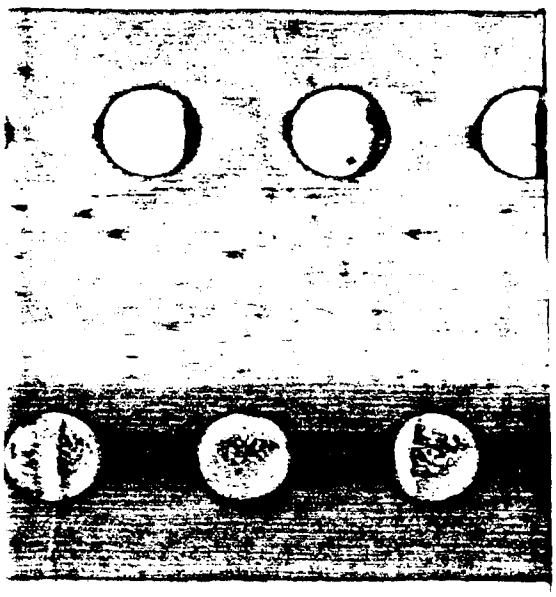
Michael D. Craddock

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

8196 09/26 0101 03CHECK 179.26





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7945 PAGE 971

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	52204.34
CON TX	172.26
PRFEE	1.00
MTEED	6.00
TOTAL	179.26
CHECK	179.26

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/26/89 01 11:39 0001 8196

6 9 0 8 4.

IDENTIFICATION REFERENCE

SEP 26 11 39 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 252149