FILE BOX 45

BOOK 8255 PAGE 830

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF December, 1990

Notary Public

MY COMMISSION EXPIRES: 5-16-91

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

| NAME / ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Joseph Villa (NAME) | Sovran Mortgage Corporation (NAME) | MAP 96-11 |
| 611 Waxhaw Drive (STREET ADDRESS OR ROUTE NUMBER) | 201 East Cary Street (STREET ADDRESS) | PARCEL 179 |
| Nashville, TN 37214 (CITY) (STATE) (P.O ZIP) | Richmond, VA 23219 (CITY) (STATE) (ZIP) | 3DZ-62874 |

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, Johnny W. Craig and wife, Monty Craig

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Villa, unmarried,

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.

BEING Lot No. 110, on the plan of Hickory Bend, Section 1, of record in Plat Book 3300, Page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Johnny W. Craig by deed from Johnny W. Craig and wife, Zona L. Craig, of record in Book 5381, Page 206, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3341, Page 265; and Book 3346, page 636, Register's Office for said County.

Monty Craig is joining in this conveyance to convey any and all marital rights she may have to said property.

This conveyance is subject to an Avigation Easement and Contract, of record in Book 8255, page 828, said Register's Office.

78955

IDENTIF. REFERENCE

DEC 12 10 04 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

This is improved (XX) unimproved ( ) property, known as 611 Waxhaw Drive, Nashville, TN 37214
(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 heir 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 covey 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 7th day of December, 19 90

Monty Craig

Johnny W. Craig

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnny W. Craig and wife, Monty Craig

the bargainor S, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of December, 19 90.

Commission expires 5-8-91

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 (or proved to me on the basis of satisfactory evidence) and who upon his oath (their several oaths) acknowledged himself (themselves) to be the _____ and _____ respectively of the within named bargainor, and corporation, and that (he) as such (they) _____ 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

8547 12/12 0101 03CHECK 223.15

WARRANTY DEED

FROM

Johnny W. Craig
Monty Craig

TO

Joseph Villa

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 65500.00
CON TX 216.15
PRFEE 1.00
WDEED 6.00
TOTAL 223.15
CHECK 223.15

12/12/90 01 10:04 0001 8547

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78955

IDENTIF. REFERENCE

DEC 12 10 05 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 380990