56243 56

IDENTIF. ↑ REFERENCE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 Crestmoor Rd.,
Nashville, TN 37215

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THIS INDENTURE, made and entered into as of the **25th** day of **August, 1993** by and between

Jean G. Kessler Sumner , and J. Van Sumner, wife and husband

hereinafter referred to as Grantor, and

Kevin F. Craddock and Diana S. Craddock, Husband and wife ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Tract 1

Land in Davidson County, Tennessee, being a part of the east part of Lot No. 62 on the Map of Sunset Park Subdivision, as of record in Book 332, page 132, Register's Office for said County, described as follows:

Beginning at a point in the north margin of West Linden Avenue 50 feet east of the common corner of Lot Nos. 62 and 63; thence northerly parallel to the line between said Lots 160.5 feet to a point in the line between Lot Nos. 62 and 99; thence with the line between said lots easterly 68.8 feet to a point; thence southerly 65.5 feet to a point; thence westerly 12 feet; thence southerly 95 feet to the north margin of West Linden Avenue; thence with the margin of the same westerly 50.2 feet to the point of beginning.

Tract II

Land in Davidson County, Tennessee, being part of the east part of Lot No. 62 on the Map of Sunset Park Subdivision, as of record in Book 332, page 132, Register's Office for said County, and being the eastermost part of Tax Map 104-15, Parcel 191, described as follows:

Beginning at a point in the northerly margin of Ashwood Avenue, formerly West Linden Avenue at the southeast corner of the property conveyed to Susan E. Gorrell and Carole E. Soucaze by Deed from Ruth Corbitt Rottero, of record in Book 5637, page 65, Register's Office for said County; Thence with the broken east line of said property conveyed to Gorrell and Soucaze the following calls: northwardly 95 feet (104.5 feet more or less by field measurement); eastwardly 12 feet; northwardly 65.5 feet to a point in the southerly line of Tax Map 104-15, Parcel 170: thence with said southerly line of said parcel 170 eastwardly 25 feet to a point in the westerly line of Tax Map 104-15 Parcel 205; thence with a segment of said westerly line of said Parcel 205 southwardly 90.5 feet to a point in the northerly line of Tax Map 104-15, Parcel 192; thence with a segment of said northerly line of said Parcel 192 westwardly 12 feet to a point; thence with the westerly line of said Parcel 192 southwardly 97.1 feet to a point in the northerly margin of Ashwood Avenue; thence with said northerly margin of Ashwood Avenue and with a curve northwardly 30 feet to the point of beginning.

Being the same property conveyed to Jean G. Kessler know known as Jean G. Sumner by Deed recorded in Book 8244, page 670 Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

Subject to existing ingress and egress easement as set out by Order of the Chancery Court Part I at Nashville, No. 57699, and of record in Book 6566, page 279, Register's Office for Davidson County, Tennessee as applicable to Tract II herein.

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and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Jean G. Kessler Sumner

J. Van Sumner

INDIVIDUAL

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Jean G. Kessler Sumner** **, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **25th** day of **August, 1993**.

** and J. Van Sumner

Notary Public

Commission Expiration: 11-27-93

STATE OF Tennessee
COUNTY OF Davidson

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$97,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

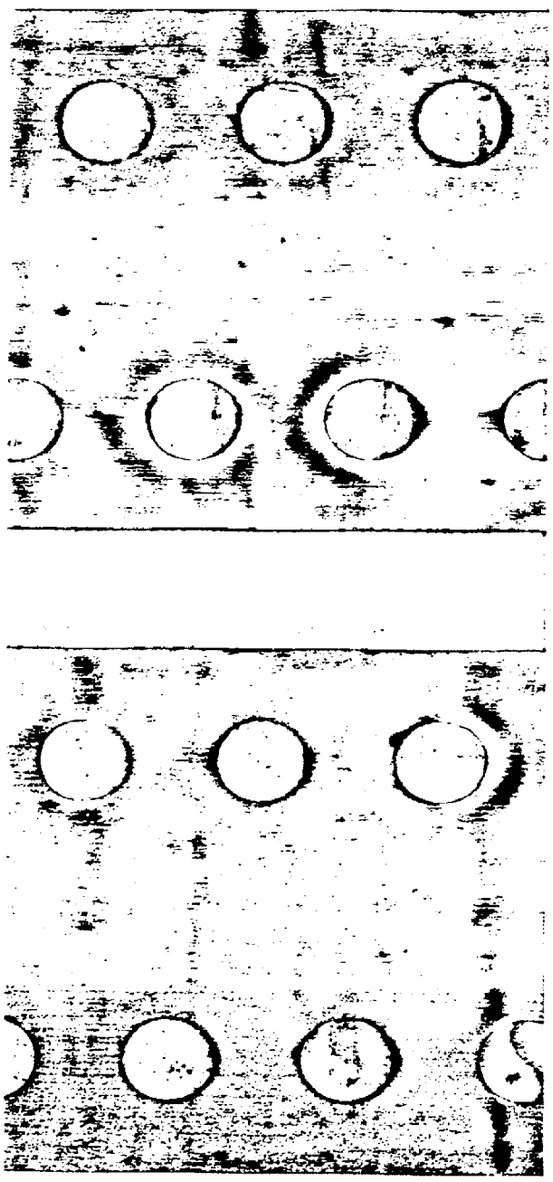
Affiant

Subscribed and sworn to before me this **25th** day of **August, 1993.**

Notary Public

Commission Expiration: 11-27-93

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
Anderson & Jordan Escrow Company, Inc. 2323 Crestmoor Rd. Nashville, TN 37215	Third National Bank P.O. Box 305110 Nashville, TN 37230-5110	2218 Ashwood Avenue Nashville, TN 37212 MAP PARCEL NUMBER



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 97000.00
				CON TX 358.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 367.90
				CHECK 367.90
			08/26/93 01	13:40 0001 4565

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56243
IDENTIF. ↑ REFERENCE

93 AUG 25 PM 1:41

REGISTER

No. 690663