Bay 28

# OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 9507 PG 467

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1st DAY OF November, 1994

NOTARY PUBLIC

My Commission expires: 1/22/95

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| JODY D. DAMRON (NAME) | Same (NAME) | 34-6-10 |
| 24063 Cortez Blvd. (ADDRESS) | (ADDRESS) | |
| Brooksville, FL 34601 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# Warranty Deed

**For and in Consideration of** the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JAMES H. CRAFT AND DOROTHY M. CRAFT

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

JODY D. DAMRON

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

94 NOV -1 PM 12:15
FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 04781

Being the same property conveyed to James H. Craft and Dorothy M. Craft by deed from First American National Bank of record in Book 8197, Page 358, Register's Office for Davidson County, Tennessee.

THE PROPERTY HEREIN DESCRIBED AND CONVEYED IN THIS INSTRUMENT IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTORS.

unimproved ( X )
This is improved ( ) property, known as Myatt Drive/Spring Branch Road
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 1st day of November, 1994.

James H Craft
JAMES H. CRAFT

Dorothy M Craft
DOROTHY M. CRAFT

**INDIVIDUAL ACKNOWLEDGMENTS:**

BOOK 9507 PG 468

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James H. Craft and Dorothy M. Craft, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 1st day of November, 1994.

My Commission expires:
1/22/95

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

**CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:**

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

EXHIBIT "A"

BOOK 9507PG469

Being a parcel of land lying in Davidson County, Tennessee and being bounded on the south by Edgefield Junction Road (Myatt Drive); on the west and North by the County Bank; on the east by Spring Branch Road and being more particularly described as follows:

Beginning at a point in the north right-of-way line of Edgefield Junction Road (Myatt Drive), said point being the west right-of-way return of Spring Branch Road;

Thence with the north right-of-way line of Edgefield Junction Road (Myatt Drive), North 44 deg 22 min 59 sec west, 105.51 feet to a point, a corner common with the County Bank;

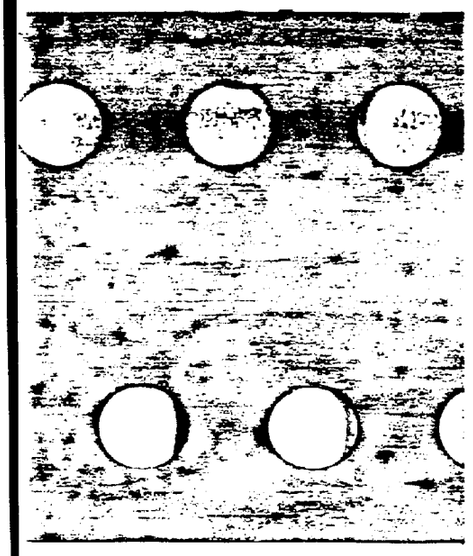
Thence with the County Bank, north 47 deg 31 min 34 sec east, 210.26 feet to a point in the center of Grizzard Branch;

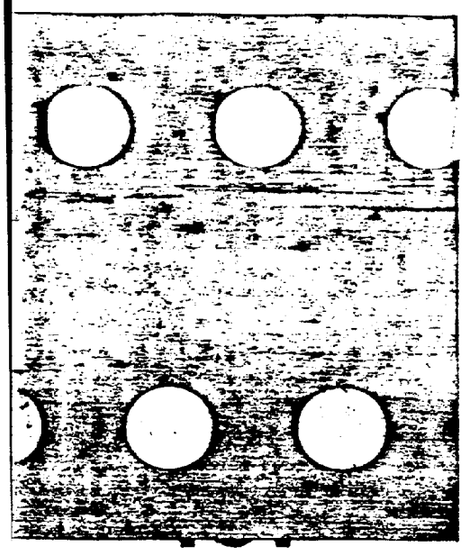
Thence with the County Bank and the center of Grizzard Branch, south 36 deg 51 min 18 sec east, 145.34 feet to a point, a corner common with the County Bank in the west right-of-way line of Spring Branch Road;

Thence with the west right-of-way line of Spring Branch Road, south 52 deg 37 min 03 sec west, 170.42 feet to a point;

Thence on a curve to the right, the radius of which is 25.00 feet, the central angle of which is 82 deg 59 min 58 sec, the chord of which is north 85 deg 52 min 58 sec west, 33.13 feet, along the curve distance of 36.22 feet to the point of beginning.

3360 11/01 0101 03CHECK 383.00





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

RECEIVED OF _____

FOR _____

BOOK 9507 PG 470

| | | |
|---|---|---|
| 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 100000.00
CON TX 370.00
PRFEE 1.00
WDEED 12.00
TOTAL 383.00
CHECK 383.00

11/01/94 01 12:15 0001 3360

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04781
IDENTIF. ← REFERENCE

94 NOV -1 PM 12:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 849655