BOOK 10479 PG 133

| [ADDRESS NEW OWNER: | [SEND TAX BILLS TO: | [MAP-PARCEL NOS. ] |
|---|---|---|
| [Allen Scott Craig and wife | [Collateral Mortgage | [ ] |
| [Marcia Larson Craig | [1900 Crestwood Blvd. | [Map 104-14-0 ] |
| [2805 West Linden Ave. | [Birmingham AL, 35210 | [Parcel 116 ] |
| [Nashville, Tennessee 37212 | | ] |
| [This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 | | ] |

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Jean L. Byassee, married, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Allen Scott Craig and wife, Marcia Larson Craig (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

**A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:**

**Being the westerly 50 feet of the easterly 150 feet of the northerly 134 feet of Lot No. 32 on the plan of Belair, as of record in Book 332, page 6, of the Register's Office for Davidson County, Tennessee.**

**Said part of Lot No. 32 fronts 50 feet on the southerly side of West Linden, formerly Sunset Avenue, and runs back between parallel line, 134 feet to a dead line.**

**Being the same property conveyed to Jean L. Byassee, from Stephen R. Blume and wife, Nancy O. Blume, by Warranty Deed of Record in Book 6766, page 125, Register's Office of Davidson County, Tennessee.**

Timothy B. Saum joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property and/or which might be asserted against the trustee, beneficiary, mortgagee, or their assigns in enforcing any rights.

This instrument is being executed on behalf of Jean L. Byassee pursuant to a Power of Attorney executed by her and being filed for record simultaneously herewith.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 2805 West Linden Ave, Nashville, Tennessee 37212.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON

[The actual consideration or value, whichever is greater for this transfer is $180,000.00.

A S Craig
Affiant

[Subscribed and sworn to before me this 29th day of May, 1997

Notary Public

[My Commission Expires

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29th day of May, 1997.

**Jean L. Byassee**

**Timothy B. Saum**
**by Jean L. Byassee**
**Attorney in Fact**

8609 06/04 0101 03CHECK 675.00

**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 Jean L. Byassee, the bargainor, 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 day 29th of May, 1997.**

NOTARY PUBLIC

**My Commission Expires:** 1-24-98

**STATE OF TENNESSEE}**
**COUNTY OF DAVIDSON}**

On this 29th day of May, 1997, before me personally appeared Jean L. Byassee, to me known to be the person who executed the foregoing instrument on behalf of Timothy B. Saum and who acknowledged that she executed the same as the free act and deed of the said Timothy B. Saum

**WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of May, 1997.**

NOTARY PUBLIC

My Commission Expires: June 24, 1998



97 JUN -4 AM 10:50
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0311820

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10479 PG 135

| | | |
|---|---|---|
| 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 | |
| | | | | 180000.00 |
| | | | CON TX | 666.00 |
| | | | PRFEE | 1.00 |
| | | | MDEED | 8.00 |
| | | | TOTAL | 675.00 |
| | | | CHECK | 675.00 |
| 06/04/97 | 01 | | 10:54 0001 | 8609 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03111820

IDENTIF. # REFERENCE

97 JUN -4 AM 10:50

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1158535