WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES: 3-23-2002
(AFFIX SEAL)

ROBERT L. SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 23, 2002

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney, 223 Madison Street, S. 102, Madison, TN 37115 Mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julia J. Craven	Same as New Owner	MAP 52
(NAME)	(NAME)	
501 Idlewild Avenue		GROUP 1
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		PARCEL 133
(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, The 501 Idlewild Ave. Land Trust, Kim Rounion, Trustee,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julia J. Craven

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 Davidson County, Tennessee, being Lot No. 12 of Block "F" on the Map of Crittenden Estates, as of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee.

SAID Lot No. 12 is described as beginning at a point in the east margin of Idlewild Avenue, the common corner of Lots Nos. 11 and 12; thence with the line between said lots, easterly 138.9 feet to a dead line being the west line of the Chadwell property; thence with the line of said property, North 55 feet to the south margin of Harris Street; thence with the margin of said Street, Westerly 118.8 feet to a point, the beginning of a curve at the intersection of Harris Street and Idlewild Avenue, thence around said curve with a radius of 20 feet, in a southwesterly direction to a point in the east margin of Idlewild Avenue, thence witht he margin of the same, southerly to the beginning.

BEING the same property conveyed to The 501 Idlewild Ave. Land Trust, by Warranty Deed from Rosemary Brooks and Constance Lee King, of record in Book 11121, Page 105, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 501 Idlewild Avenue, Madison, TN 37115
(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 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, 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 20th day of January 19 99

The 501 Idlewild Ave. Land Trust
By Kim Rounion, Trustee
Kim Rounion, Trustee

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on 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 _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Kim Rounion and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Trustee and _____ respectively of the The 501 Idlewild Ave. Land Trust the within named bargainor, and corporation, and that he as such Trustee and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Kim Rounion as such Trustee, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Madison, TN on this the 20th day of January 1999.

My commission expires 3-23-2002 _____
Notary Public

ROBERT L. SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 23, 2002

054070
IDENTIFICATION REFERENCE
99 JAN 28 PM 3:45
DAVIDSON COUNTY, TN.

8422 01/28 0101 03CHECK 203.40

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11315 PAGE 879

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0542070
IDENTIF. & REFERENCE

CAMT	52000.00
CON TX	192.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	203.40
CHECK	203.40

01/28/99 01 15:44 0001 8422

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1417809