RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **38789** FILE BOX "7"

Instr:200004240040135 Page: 1 OF 2
REC'D FOR REC 04/24/2000 11:25:23AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $590.15

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$159,500.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **14TH** DAY OF APRIL, 2000.

Notary Public

MY COMMISSION EXPIRES: 5-20-02

ALAN D. MAZER NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE LARGE My Comm. Exp.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
JAI CRAWFORD and **TRACY CRAWFORD** **609 River Ridge Ct.** **Nashville, TN 37221**	**S A M E**	**141-15-B-24** **9D 68597**

FOR AND IN 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 **I, MARY JO BRADSHAW, UNMARRIED**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAI CRAWFORD and wife, TRACY CRAWFORD**

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. 292 on the Plan of the Resubdivision of Lots 290 thru 295, Rolling River Estates, Section II, as of record in Book 5210, Page 180, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Jo Bradshaw by Quitclaim Deed from Jere Thomas Bradshaw, Jr., Unmarried, of record in Book 9631, Page 207, Register's Office for Davidson County, Tennessee and being the same property conveyed to Jere Thomas Bradshaw, Jr., and wife, Mary Jo Bradshaw by Deed from Wayne E. Uhl and wife, Debra A. Uhl, of record in Book 7787, Page 189, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **609 River Ridge Court, Nashville, Tennessee 37221**
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 14TH DAY OF APRIL, 2000.

X Mary Jo Bradshaw

MARY JO BRADSHAW

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 MARY JO BRADSHAW, UNMARRIED, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 14th day of April, 2000.

NOTARY PUBLIC

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE My Comm...

My Commission Expires: 5/26/02