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Davidson County DEEDWARR
Recvd: 09/19/00 14:00 2pgs
Fees:11.00 Taxes:678.95

20000919-0093228

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 183,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF September, 2000

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAWN D. GRIFFIN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

My Commission Expires 6/12/2002

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry Frazier (NAME)	Cooperative Mortgage Services, (NAME)	MAP 173-15
105 Claybrook Lane (ADDRESS)	5878 Landerbrook Drive, Ste 220 (ADDRESS)	GROUP A
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Mayfield Hts., OH 44124 (CITY) (STATE) (ZIP)	PARCEL 3.00CO

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, Craig & Walker Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry Frazier and wife, Sonya Frazier

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. 3 on the Plat of Mill Run Subdivision, Phase 1, of record in Plat Book 11700, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the same property conveyed to Craig & Walker Homes, Inc. by deed from Mill Run, LLC, a Tennessee Limited Liability Company, of record in Book 11699, page 465, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2000 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 11700, page 27 & 28; restrictions of record in Book 11675, page 672 & amended as Instrument No. 200002150015152; by-laws of record in Book 11675, page 497; easements of record in Book 10448, page 188, Book 3933, page 359 and Book 10348, page 367; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 105 Claybrook Lane, Antioch, Tennessee 37013
(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 15th day of September, 2000

Craig & Walker Homes, Inc.
By:

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 _____ .

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 C. Thomas Walker, JR., and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Craig & Walker Homes, Inc. the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said C. Thomas Walker, JR., as such President and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Brentwood, Tennessee on this the 15th day of September, 2000

My commission expires _____

DAWN D. CHASE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.
My Comm. Expires 6/12/2002

_____
Notary Public

WARRANTY DEED

FROM

Craig & Walker Homes, Inc.

TO

Terry Frazier and wife, Sonya Frazier

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027