WARRANTY DEED

Return to.
All-Star Title, Inc
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-[illegible]

EDWARD A. TIGNOR JR. NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires 12/23/01

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day April 2001.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tanisha Wilson	SAME	083-01-111.00
(NAME)	(NAME)	
1011 Sharpe Ave.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	SAME	
(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, **Roberta R. Craus**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tanisha Wilson ,unmarried**, 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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 05/29/01 14:28 2pgs
Fees:11.00 Taxes:136.90

20010529-0055242

unimproved
This is improved ■ property, known as 1011 Sharpe Ave., Nashville, TN 37217

(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 our/my hands this 27th day April 2001.

Roberta R. Craus by
Roberta R. Craus

Linda C. Mayes POA

STATE OF TENNESSEE

COUNTY OF Davidson

by Linda C Mayes as POA for Roberta R. Craus

Before me, a Notary Public, personally appeared Roberta R. Craus and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

Notary Public

EDWARD A. TIGNOR JR. NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires 12/23/01

File No.: 11002827

EXHIBIT A

Being lot No. 39, on the plan of Jones and Bradford's Subdivision as of record in Book 161, page 142, Register's Office for said County, Said lot No. 39 fronts 50 feet on the northerly side of Sharpe Avenue and runs back between parallel lines 154 ½ feet to an alley.

Being the same property conveyed to C.P. Craus and wife, Roberta R. Craus by Deed from Calvin Brewington and wife, Rebecca Deering Brewington dated 4/6/71, recorded 4/6/71 in Book 4491, page 544, Register's Office for Davidson County, Tennessee. The said C.P. Craus now being deceased.
Property Address:
1011 Sharpe Ave.
Nashville, Tennessee 37217