Davidson County DEEDWARR
Recvd: 08/03/01 08:31 2pgs
Fees:13.00 Taxes:225.70

20010803-0082733

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP40087

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,000.00

Louise F Cragg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2001

Notary Public

MY COMMISSION EXPIRES: 5/20/02

NOTARY PUBLIC AT LARGE

DAVIDSON COUNTY

My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Louise F. Cragg	New South Federal Savings Bank	83-1-25
1205 Laurent Street	210 Automation Way	
Nashville, TN, 37206	Birmingham, AL 35210-2034	

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/WE,

Joseph M. Calvert

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

Louise F. Cragg

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:

A certain parcel of land situated, lying and being in Davidson County, Tennessee, within the corporate limits of the town of Nashville, Tennessee and being more particularly described as follows:

BEING in the southwesterly part of Lots 6 and 7 of Block A on the map of part of Lots 2, 3, 4 and 5 in Tim H. Moore's Subdivision of part of A. W. Johnson and G. P. Smith's Subdivision, as of record in Book 332, page 107, Register's Office for said County, being Lot No. 5 on the Plan of J.H. Cherry's subdivision of Lots Nos. 6, 7 and 8 of Block 'A' in Tim H. Moore's Subdivision, not of record, described according a survey made by Lewis D. Justice, Surveyor, September 20, 1949, as follows:

BEGINNING at a point on the easterly margin of Laurent Avenue 140.3 feet southerly from the southeast corner of said Laurent and McKennie Avenue; thence with the easterly margin of said Laurent Avenue; southerly 55 feet to the northeast corner of said Laurent Avenue and a 12 foot alley; thence with the northerly margin of said 12 foot alley easterly 145.5 feet to the BEGINNING.

Being the same property conveyed to Joseph M. Calvert by quitclaim deed from Delores E. Cunningham (as to 2/3 interest) of record in Book 11612, page 854, said Register's Office, and also quitclaim deed from Bobby Wayne Calvert (as to 1/3 interest) of record in Book 11567, page 841, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1205 Laurent Street, Nashville, TN 37206

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/our hand(s) this 31st day of July, 2001

Joseph M. Calvert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Joseph M. Calvert, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 2001

Notary Public

My Commission Expires: 5/26/02

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26, 2002