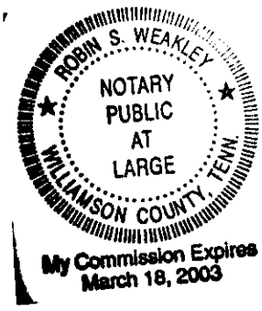
BOOK 2



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 176,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 2001

Notary Public

MY COMMISSION EXPIRES: 3/18/2003
(AFFIX SEAL)

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
Erik Gratton (NAME)	Union Planters Bank, National (NAME)	MAP 104-15
2218 Ashwood Avenue (ADDRESS)	7130 Goodlett Farms Parkway (ADDRESS)	PARCEL 191.00
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Cordova, TN 38018 (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, Kevin F. Craddock and wife, Diana S. Craddock

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erik Gratton and wife, Erin E. Hall

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:

Tract I

Land in Davidson County, Tennessee, BEING a part of the east part of Lot No. 62 on the Plan of Sunset Park Subdivision, of record in Plat Book 332, page 132, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Beginning at a point in the north margin of West Linden Avenue 50 feet east of the common corner of Lot Nos. 62 and 63; thence northerly parallel to the line between said Lots 160.5 feet to a point in the line between Lot Nos. 62 and 99; thence with the line between said lots easterly 68.8 feet to a point; thence southerly 65.5 feet to a point; thence westerly 12 feet; thence southerly 95 feet to the north margin of West Linden Avenue; thence with the margin of the same westerly 50.2 feet to the point of beginning.

Tract II

Land in Davidson County, Tennessee, being part of the east part of Lot No. 62 on the Map of Sunset Park Subdivision, as of record in Plat Book 332, page 132, Register's Office for said County, and being the eastermost part of Tax Map 104-15, Parcel 191, described as follows:

Beginning at a point in the northerly margin fo Ashwood Avenue, formerly West Linden Avenue at the southeast corner of the property conveyed to Susan E. Gorrell and Carole E. Soucaze by Deed from Ruth Corbitt Rottero, of record in Book 5637, Page 65, Register's Office for said County; Thence with the broken east line of said porperty conveyed to Gorrell and Soucaze the following

CONTINUED

unimproved ( )
This is improved (X) property, known as 2218 Ashwood Avenue, Nashville, TN 37212
(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 hand s this 30th day of August, 2001

Kevin F. Craddock

Diana S. Craddock

Davidson County DEEDWARR
Recvd: 09/07/01 13:27 3pgs
Fees:18.00 Taxes:651.20

20010907-0097370

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 Kevin F. Craddock and wife, Diana S. Craddock

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood Tennessee, this 30th day of August 2001.

Commission expires 3/18/2003

Notary Public

ROBIN S. WEAKLEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires March 18, 2003

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Kevin F. Craddock and wife, Diana S. Craddock

TO

Erik Gratton and wife, Erin E. Hall

RETURN TO:

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

LEGAL DESCRIPTION CONTINUATION

calls: northwardly 95 feet (104.5 fet more or less by field measurement); eastwardly 12 feet; northwardly 65.5 feet to a point in the southerly line of Tax Map 104-15, Parcel 170; thence with said southerly line of said parcel 170 eastwardly 25 feet to a point in the westerly line of Tax Map 104-15 Parcel 205; thence with a segment of said westerly line of said Parcel 205 southwardly 90.5 feet to a point in the northerly line of Tax Map 104-15 Parcel 192; thence with a segment of said northerly line of said Parcel 192 westwardly 12 feet to a point; thence with the westerly line of said Parcel 192 southwardly 97.1 feet to a point in the northerly margin of Ashwood Avenue; thence with said northerly margin of Ashwood Avenue and with a curve northwardly 30 feet to the point of beginning.

Being the same property conveyed to Kevin F. Craddock and wife, Diana S. Craddock by deed from Jean G. Kessler Sumner and J. Van Sumner, husband and wife, of record in Book 9059, Page 158, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2001 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 332, page 132; Easement of record in Book 6566, page 279; all of record in the Register's Office for Davidson County, Tennessee.

