24-1607

Davidson County DEEDWARR
Recvd: 09/10/01 13:22 2pgs
Fees:13.00 Taxes:543.87

20010910-0097884

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 146,992.38

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF July, 2001

Notary Public

MY COMMISSION EXPIRES:
(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
Mark E. Riddick	FRANKLIN AMERICAN MORTGAGE CO.	149-12B-042.00CO
(NAME)	(NAME)	
1513 Overcreek Drive	501 CORPORATE CENTRE DR. #400	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	FRANKLIN, TN 37067	
(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, Craig Homes, Inc., a Tennessee Corporation

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

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. 42 on the Plan of Phase 2, Forest Cove, of record in Plat Book 9700, pages 976 and 977, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being a part of the same property conveyed to Craig & Walker Homes, Inc. by deed from FVN, LLC, a Tennessee limited liability company, of record as Instrument No. 200008180081784, Register's Office for Davidson County, Tennessee. By quitclaim deed recorded simultaneously herewith, Craig & Walker Homes, Inc. quitclaimed all of its right, title and interest in subject property to Craig Homes, Inc. recorded in Instrument number 20010910-0097883 for Davidson County Register's Office.

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 9700, pages 976 and 977; all matters appearing on the Plan of record in Plat Book 9700, page 731; restrictions of record in Book 11149, page 641 and as amended in Book 11313, page 436; charter of record in Book 11595, page 877; dedication of common areas of record as Instrument No. 20000407035204; and easements of record in Book 437, page 21, Book 11540, page 798, Book 2244, page 13, Book 3463, page 126, Book 3852, page 679, Book 4607, page 484 and Book 7269, page 389; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1513 Overcreek Drive, Nashville, Tennessee 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 my hand this 13th day of July, 2001

Craig Homes, Inc., a Tennessee Corporation
By:
Corey Craig

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 Corey Craig and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ and _____ respectively of the Craig Homes, Inc. the within named bargainor, and corporation, and that he 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 Corey Craig as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee this the 13th day of July , 2001 .

My commission expires ~~My Commission Expires NOV 24, 2001~~

_____
Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY, TN
NOTARY PUBLIC
JOANN L. MATLOCK

WARRANTY DEED

FROM

Craig Homes, Inc.

TO

Mark E. Riddick

RETURN TO:

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