THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 09/09/02 15:17 2pgs
Fees:13.00 Taxes:906.50
20020909-0109234

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 245,000 (Dorothy Carothers)

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
30th DAY OF August, 2002

Notary Public

MY COMMISSION EXPIRES 5-17-03
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Craig		MAP 188
(NAME)	(NAME)	
7107 Carothers Road	Countrywide Home Loans	PARCEL 5
(ADDRESS)	(ADDRESS)	
Antioch, TN 37211	750 Old Hickory Blvd, #180	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	
	~~Brentwood, TN 37027~~	

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, Dorothy Carothers and Janice Williams and Stefani Versace

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

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 ATACHED EXHIBIT A - LEGAL DESCRIPTION

Being a portion of the same property conveyed to Robert E. Carothers by deeds of record in Book 2032,page 541 and Book 3344, page 585, said Register's Office. The said Robert E. Carothers has since died, leaving his spouse Dorothy Carothers and his daughters, Janice Williams and Stefani Versace, as his sole heirs. Further, Janice Williams and Stefani Versace are the CO-CONSERVATORS of Dorothy Carothers as decreed by the Seventh Circuit Court for Davidson County, Tennessee, under docket number 01P424. By order of the said Court dated August 28, 2002, recorded herewith, the said Co-Conservators are empowered to sign this deed on behalf of Dorothy Carothers.

This conveyance is made subject to the right-of-way for Carothers Road and for Battle Road; the easement in favor of United Telephone Company and all zoning and codes matters as may affect the described tract.

This is unimproved ( ) improved (X) property, known as 7107 Carothers Road, Antioch, TN 37211
(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, 2002

Dorothy Carothers
by: Stefani Versace
Stefanie Versace, Co-Conservtor

by: Janice Williams, Co-Conservator
Janice Williams
Co-Conservator

Stefani Versace
Stefani Versace

Janice Williams
Janice Williams

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 ~~Dorothy Carothers and~~ Janice Williams and Stefani Versace each individually & as Co-Conservators of Dorothy Carothers

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 Nashville, Tennessee, this 30th day of August, 2002.

Commission expires 5-14-03

JAMES A. HAEFNER NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

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

EXHIBIT A

Land in the 31st Council manic District of Davidson County, Tennessee, and being described according to a survey of J. Bruce Rainey, Surveyor #823, dated June 11, 2002 and known as Job No. 02-0114, as follows:

Beginning at an existing iron pin in the easterly margin of Battle Road, Said pin being the Northwest Corner of the herein-described tract and the southwest corner of the Metropolitan Government of Nashville and Davidson County property of record in Book 5079, page 540, Register's Office for Davidson County, Tennessee. THENCE, from said point of beginning leaving the margin of Battle Road with the southerly line of the Metropolitan Government property and a fence, south 83 degrees 34 minutes 08 seconds east 364.02 feet to an iron pin; thence leaving the Metro Government's line with a new line (severing the Carothers property of which this is a part) south 04 degrees 31 minutes 52 seconds west 816.95 feet to an iron pin set in the northerly margin of Carothers Road; thence with said margin (25 feet from the center line) north 82 degrees 15 minutes 00 seconds west 340.73 feet to an iron pin set; thence with a curve right having a radius of 26.10 feet, a chord length of 36.11 feet, said chord having a bearing of north 38 degrees 29 minutes 17 seconds west and an arc length along said curve of 39.88 feet to an iron pin set in the easterly margin of Battle Road; thence with said margin (25 feet from the center line) north 05 degrees 16 minutes 27 seconds east 77.65 feet to an iron pin set; thence continuing with said margin north 04 degrees 31 minutes 52 seconds east 705.84 feet to the point of beginning, and containing 6.79 acres, more or less.