47

Return to:
CASTLEMAN TITLE & ESCROW, INC.
110 Glancy Street, Suite 112
Gallatin, TN 37066

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$178,900.00~~ $165,320.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Santiago Meneses and Sandra P. Hurtado	**BANK OF AMERICA, N.A.**	Map: 126-16-1
(NAME) 6804 Bridgewater Drive	(NAME) **200 S. COLLEGE STREET**	Parcel: 111
(ADDRESS) Nashville TN 37221	(ADDRESS) **CHARLOTTE, NC 28255-0001**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, THE CRAIG COMPANY, A TENNESSEE CORPORATION, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto SANTIAGO MENESES AND SANDRA P. HURTADO,*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:

***husband and wife**

Land in Davidson County, Tennessee, being all of Lot No. 111, RIVERWALK, PHASE 1A, SECTION 1 & PHASE 1B SECTION 1, as shown by plat appearing of record in Instrument No. 20011026-0117231, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a part of the same property conveyed to The Craig Company, a Tennessee corporation, by Warranty Deed of record in Instrument No. 20020529-0065258, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20011105-0121083, as amended in Instrument No. 20020424-0050565; Landscape Agreement in Instrument No. 20010919-0101280; Quitclaim Deed to Homeowners' Association for Open Space/Common Areas in Instrument No. 20020424-0050564; Storm Water Detention Agreement in Instrument No. 20010919-0101274; Declaration of Road and Utility Access Agreement in Instrument No. 20010706-0072536; Charter for Homeowners' Association in Instrument No. 20020425-0051371; Easements and rights granted to the Nashville, Chattanooga and St. Louis Railway as set forth in Book 513, page 396; Easements and rights granted to the Tennessee Electric Power Company in Book 751, page 375, and Book 787, page 7; Easements and right-of-way taken by the Tennessee Valley Authority in Book 4205, page 194, and Judgment in Book 4226, page 715; Grant of Transmission Line Easement in Book 4257, page 647; and, any and all matters as shown on plat of record in Instrument No. 20011026-0117231; all in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 10/02/02 15:03 2pgs
Fees:13.00 Taxes:611.68

20021002-0120214

Unimproved ( )
This is improved (X) property, known as 6804 Bridgewater Drive, Nashville, TN 37221
(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 Grantor covenants with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, 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 hands this 30th day of September, 2002.

THE CRAIG COMPANY

Corey Craig, President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared COREY CRAIG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of The Craig Company, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Brentwood, Tennessee, this the 30th day of September, 2002.

NOTARY PUBLIC

My Commission Expires: 7-26-03

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027