Davidson County DEEDWARR
Recvd: 01/14/03 09:28 2pgs
Fees:13.00 Taxes:425.50

20030114-0005597

RITA ANN HANGRUM NOTARY PUBLIC TN

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$115,000.00**.

Affiant

Subscribed and sworn to before me, this the 9th day of January, 2003.

Notary Public

My commission expires:
(AFFIX SEAL)

My Commission Expires April 6, 2004

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Christopher D. Corby	**Christopher D. Corby**	**Map 114-00, Parcel 087.00**
7661 Charlotte Pike		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Mitzi Crafton, unmarried

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

Christopher D. Corby and wife, Mary L. Corby

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 the 8the Civil District of Davidson County, TN, being described partly according to a survey made by S.H. Hutchison, Surveyor, March 28, 1961, as follows:

Beginning at a point south 8 deg. East 251 feet from the intersection of the center of U.S. Highway No. 70 or Charlotte Pike and the eastern boundary line of the property established by decree in Minute Book 52, Pages 67 and 499, in the cause of Joseph J. Stephens, et al, vs. Mrs. Cora Couch and husband, Rule No. 61082, Chancery Court at Nashville, a certified copy of which is recorded in Book 2929, Page 478, Register's Office for said County, thence south 49 deg. East 63 feet; thence south 22 deg. 30' east 35 feet; thence south 49 deg. West 329 feet to an iron pipe; thence north 80 deg. West 41feet to an iron pin; thence north 3 deg. West 246 feet to an elm tree; thence north 81 deg. East 240 feet, more or less, to the beginning, containing 1.2 acres, more or less. *

Being the same property conveyed to Eric Crafton and Mitzi Ann Crafton, as tenants in common with right of survivorship by deed from Thomas W. Crafton and Mitzi Ann Crafton, both unmarried, of record in Instrument #20020430-0052790, said Register's Office. The said Mitzi A. Crafton, unmarried, having quitclaimed to Eric Crafton of record in Instrument #20020321-0035070, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2003 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as **7661 Charlotte Pike, Nashville, TN 37209**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 9th day of January, 2003.

MITZI CRAFTON

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mitzi Crafton, unmarried,** 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 on this **9th** day of **January, 2003.**

Rita Ann Mangrum
Notary Public

My Commission Expires:

My Commission Expires
April 6, 2004



LEGAL DESCRIPTION CONTINUED

*Together with the right of ingress and egress to, by, over and along the road running north 8 deg. West from the point of beginning of the center line of U.S. Highway No. 70 or Charlotte Pike.