Return to:

HIX & GRAY, PLC
1620 AMSOUTH CENTER
315 DEADERICK STREET
NASHVILLE, TN 37238

583

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/16/03 15:36 2pgs
Fees:13.00 Taxes:373.70
20030416-0050929

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,000.00

Natasha L. Gilbrey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April 20 03

Notary Public

MY COMMISSION EXPIRES: 1/19/10
(AFFIX SEAL)

ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine S. Dalton (NAME)	SunTrust Mortgage, Inc. (NAME)	MAP #95-4
215 Graylynn Drive (ADDRESS)	201 4th Ave. N.; 7th Floor (ADDRESS)	PARCEL #167
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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, Steven Alan Craig and wife, Kristen C. Craig

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

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:

Being Lot No. 29 on the Map of Eva-Mor Heights, as of record in Book 1424, Page 149, Register's Office for said County.

Said Lot No. 29 fronts 65 feet on the easterly side of Graylynn Drive and runs back 264.54 feet on the north line and 264.61 feet on the south line to a dead line, on which it measures 65 feet.

BEING the same property conveyed to Steven Alan Craig and wife, Kristen C. Craig by deed from William L. Hill, Jr. and wife, Hazel G. Hill, of record in Book 10526, Page 341, Register's Office for said County.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1424, Page 149, said Register's Office.

unimproved ( )
This is improved (X) property, known as 215 Graylynn Drive, Nashville, TN 37214
(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 14th day of April, 20 03

Steven Alan Craig

Kristen C. Craig

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 Steven Alan Craig and wife, Kristen C. Craig

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 14th day of April 2003.

Commission expires 11/9/05

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 (or proved to me on the basis of satisfactory evidence) 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 _____ 20_____.

My commission expires _____

_____
Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.