Davidson County DEEDWARR
Recvd: 08/26/03 14:02 2pgs
Fees:13.00 Taxes:277.50

20030826-0123792

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42358

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
22nd day of August, 2003

Notary Public

MY COMMISSION EXPIRES: 3/25/06

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aubrey L. Crafton	Countrywide Home Loans, Inc.	95-3-A-15
2258 Lebanon Pike, Unit 15	718 Thompson Lane, Suite 104	
Nashville, TN, 37214	Nashville, TN 37204	

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, I/WE,

Mary Roxie Mathison, a widow

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

Aubrey L. Crafton, a married ~~woman~~ man and wife Ludie Ann Crafton

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:

A tract or parcel of land located in the Third Civil District of Davidson County, Tennessee, being Unit No. 15 of Magnolia Square Condominiums, as of record in Book 5200, page 702, as amended in Book 6685, page 253, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to James K. Mathison and wife, Mary Roxie Mathison, by Warranty Deed from Charles H. Turner of record in Book 7972, Page 518, Register's Office for Davidson County, Tennessee. The said James K. Mathison having since died.

Unimproved ( )
This is improved (X) property known as 2258 Lebanon Pike, Unit 15, Nashville, TN 37214

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/our hand(s) this 22nd day of August, 2003

Mary Roxie Mathison

Mary Roxie Mathison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Aubrey L. Crafton, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of August, 2003.

Notary Public

My Commission Expires: 3/25/06

