BOX 34

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/15/03 14:56 2pgs
Fees:13.00 Taxes:333.00

20031015-0153050

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Kimberly B Bruce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October, 2003

Lynda Faye Jones
Notary Public

MY COMMISSION EXPIRES: January 18, 2006
(AFFIX SEAL)

NOTARY PUBLIC TENNESSEE LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Cantrell (NAME)	Wells Fargo Home Mortgage, Inc. (NAME)	MAP 73 [illegible]
2004 Riverwood Drive (ADDRESS)	5325 Spectrum Drive (ADDRESS)	PARCEL 66.00
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Frederick, MD 21703 (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, Mary Ann Craig and James H. Craig

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

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. 17 on the Plan of Happy Valley, Section "A", not of record; being all of the property conveyed in Book 5271, page 224, Register's Office, Davidson County, Tennessee; and further described according toa survey by Campbell Surveying Company, Inc., dated November 3, 1987, as follows:

BEGINNING at a point in the southerly margin of Riverwood Drive, formerly Williams Ferry Road, said point being the front common corner of Lot No. 16 and being Lot No. 17 on said plan, said Lot No. 16 being the same property conveyed to Richard Lee Winfrey by deed of record in Book 5182, page 471, Register's Office for said County; thence with the line between said Lots No. 16 and 17, southwardly 172.5 feet to the common corner of Lot Nos. 16, 17, 35 and 36 on said plan, said Lot No. 36 being the same property conveyed to Patrick T. Dyer by deed of record in Book 6682, page 827, said Register's Office; thence with the line between said Lot Nos. 17 and 36, eastwardly 75 feet to the common corner of Lot Nos. 17, 18, 36 and 37 on said plan, said Lot No. 18 being the same property conveyed to Charles E. Bayer by deed of record in Book 5710, page 238, said Register's Office; thence with the line between said Lot Nos. 17 and 18, northwardly 174.5 feet to the southerly margin of Riverwood Drive; thence with the southerly margin of Riverwood Drive, westwardly 75 feet to the point of beginning.

For source of title reference is made to Book 7400, Page 265, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines, recorded or unrecorded.

unimproved ( )
This is improved (X) property, known as 2004 Riverwood Drive, Nashville, Tennessee 37216
(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 my hand this 6th day of October, 2003

Mary Ann Craig

Mary Ann Craig

James H. 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 Mary Ann Craig

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville _____, Tennessee, this 6th day of October, 2003

Commission expires January 18, 2005

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

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

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 James H. Craig the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of October, 2003.

My commission expires: 1/18/05

Notary Public

MARK R. SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN