(2)

Davidson County DEEDWARR
Recvd: 04/14/04 13:38 2pgs
Fees:13.00 Taxes:1195.10

20040414-0042071

WARRANTY DEED

B-CD-04-1307

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 323,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF April, 2004.

Notary Public

MY COMMISSION EXPIRES: 3-6-07
(AFFIX SEAL)

CONNIE L. TIMBS NOTARY PUBLIC OF LAWRENCE WILSON COUNTY, TENN.
My Commission Expires 3-6-07

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon B. Rymer	new owner	
1307 Eastland Avenue (ADDRESS)	(NAME) (ADDRESS)	83-5-275
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TIMOTHY B. CRAVEN, MARRIED AND RICHARD L. CRAVEN AND AND MARSHA A. CRAVEN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHARON B. RYMER, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Edgewood, E.T. Brown's Subdivision, of the Bransford Place, of record in Plat Book 332, Page 73, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Timothy B. Craven, married and Richard L. Craven and wife, Marsha A. Craven by Deed dated March 3, 2003 and filed for record on March 31, 2003 in Instrument Number 20030331-0042059, Register's Office for Davidson County, Tennessee and being the same property conveyed to Susan C. Taplin and husband, Charles K. Taplin by Deed dated November 24, 1992 and filed for record on December 3, 1992 in Book 8803, Page 691, Register's Office for Davidson County, Tennessee.

The said Colleen McFarland joins in this conveyance to convey andy and all rights she may have in this property.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1307 Eastland Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 8th day of April, 2004.

Timothy B. Craven

Colleen McFarland

Richard L. Craven by Colleen McFarland, Attorney-in-Fact

Marsha A. Craven by Colleen MCFarland, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy B. Craven and Colleen McFarland, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 8th day of April, 2004.

Deena L O'Brien
Notary Public

My Commission Expires:

(SEAL)

DEENA L. O'BRIEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 9 day of April, 2004, before me personally appeared Colleen McFarland to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Richard L. Craven and who acknowledged that he/she executed the same as the free act and deed of the said Richard L. Craven by virtue of that Power of Attorney, duly executed by the said Richard L. Craven on 3/24, 2004 and recorded concurrently herewith in Instrument No. _____ or Book _____, Page _____, Register's Office for _____ County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 9 day of April, 2004.

Deena L O'Brien
NOTARY PUBLIC

My Commission Expires: _____

DEENA L. O'BRIEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 9 day of April, 2004, before me personally appeared Colleen McFarland to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Marsha A. Craven and who acknowledged that he/she executed the same as the free act and deed of the said Marsha A Craven by virtue of that Power of Attorney, duly executed by the said Marsha A. Craven on 3/24, 2004 and recorded concurrently herewith in Instrument No. _____ or Book _____, Page _____, Register's Office for _____ County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 9 day of April, 2004.

Deena L O'Brien
NOTARY PUBLIC

My Commission Expires: _____

DEENA L. O'BRIEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

~~RETURN TO:~~

2012 21st Avenue South
Nashville, TN 37212

PLEASE RETURN TO:
SOUTHERN TITLE, LLC
379 E. MAIN ST.
HENDERSONVILLE, TN. 37075