WARRANTY DEED

B-MSM-04-0321

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,500.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF April, 2004

Notary Public

MY COMMISSION EXPIRES: 5/30/01
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Roy Harding Cranton	Citi Financial Mortgage Loan	
321 Hickory Street	8333 Ridgepoint Drive	43-13-334
Madison, Tennessee 37115	Irving, TX 75063	
(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 BONNIE MEALE, MARRIED AND ~~RACHEL~~ Rachael THRIFT, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROY HARDING CRANTON AND CHRISTINE MICHELLE TARCZEWSKI, 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. 16 of Block "E" on the final plat of Crittendon Estates Subdivision, as of record in Book 974, page 69, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Bonnie Meale, a married person, and Rachel Thrift, a single person by deed dated December 20, 2002 and recorded January 15, 2003 in Instrument No. 20030115-0006069, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

★ Joint Tenants with the Right of Survivorship

unimproved ( )
This is improved (X) property, known as 321 Hickory Street, Madison, Tennessee 37115
(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 30th day of April, 2004.

Bonnie Meale

Rachael Thrift By Bonnie Meale Attorney-in-fact

~~Rachel~~ Thrift

Rachael

Davidson County DEEDWARR
Recvd: 05/05/04 11:23 2pgs
Fees:13.00 Taxes:264.55

20040505-0051283

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bonnie Meale, 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 30th day of April, 2004.

Notary Public

My Commission Expires: 5/30/04

(SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Bonnie Meale, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of ~~Rachel~~ Thrift and acknowledged that he/she executed the same as the free act and deed of the said ~~Rachel~~ Rachael Thrift.

Witness my hand and official seal at Nashville, TN on this the 30th day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 5/30/04

(SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 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 30th day of April, 2004.

Notary Public

My Commission Expires:

(SEAL)

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903