Davidson County DEEDWARR
Recvd: 07/28/04 11:24 3pgs
Fees:18.00 Taxes:443.63

20040728-0090236

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 2004.

NOTARY PUBLIC

My Commission expires: 4-16-08

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO., TENN.

THIS INSTRUMENT PREPARED BY:
Capital Title & Escrow, LLC 2525 West End Avenue, Ste. 940, Nashville, TN 37203

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Christopher W. Parker	Countrywide Home Loans	Map 91-10
(NAME)	(NAME)	
5710 Robertson Avenue	MSNSV22 P. O. Box 10212	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Van Nuys, CA. 91410-0212	Parcel 181
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

Randall Craft, married

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto

Christopher W. Parker, married

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Block No. 41 on the Map of B. F. Cockrill Farm, of record in Book 161, pages 134 and 135, Register's Office for Davidson County, Tennessee.

Said part of said Block is described as beginning at point in the corner line of Robertson Avenue, 96 feet east of the center line of Snyder Avenue; thence northerly 175 feet to an alley; thence easterly 95 feet to a point; thence southerly 175 feet to the center line of Robertson Avenue; thence with the margin of the same westerly 95 feet to the beginning.

Being the same property conveyed to Randall Craft, by deed from Wells Fargo Bank Minnesota, National Association, FKA Norwest Bank Minnesota National Association, as Trustee for Registered Holdes Certificates, Series 2000-A, of record as Instrument No. 20010829-0093763, dated August 23, 2001, said Register's Office.

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

Matters shown on the Plan of record in Plat Book 161, page(s) 134-135, said Register's Office.

All matters, easements, restrictions, restrictive covenants, setback lines, right of ways, etc. of record in Register's Office, Davidson County, Tennessee.

Subject to taxes for the year 2004 which have been prorated and assumed by Grantee(s)

The legal foregoing is the same legal description as appears in the previous deed of record.

The improved property is located at 5710 Robertson Ave, Nashville, TN 37209

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, forever. We covenant with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hands this 16th day of July, 2004.

Randall Craft by [illegible]

Randall Craft

Alice M Craft

Alice M. Craft

ACKNOWLEDGMENT:

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 **Alice M. Craft, spouse of Randall Craft joining to convey any and all interest that she may have in the above mentioned property**, with whom I am personally acquainted (or proved to me in 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 office this 16th day of July, 2004.

My Commission expires:
4-16-08

Charlotte A. Bethel

Notary Public

CHARLOTTE A. BETHEL
NOTARY PUBLIC AT LARGE
CHEATHAM CO., TENN.

State of Tennessee
County of Davidson

On this 16th day of July, 2004, before me personally appeared, Gwen Burlew, 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 Randall Craft, and who acknowledged that she executed the same as the free act and deed of Randall Craft.

My Commission Expires: 4-16-08

Charlotte A. Bethel
Notary Public

