20240

(2)
Box 3

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 2004
NOTARY PUBLIC AT LARGE
June E. Powell
Notary Public
My Commission Expires JULY 29, 2006
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON
(AFFIX SEAL)

MY COMMISSION EXPIRES:

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nanette Crafton (NAME)	SAME (NAME)	MAP 117-9
2857 Sugartree Road (ADDRESS)	(ADDRESS)	PARCEL 100
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(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, James H. Reasons, unmarried

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

Land in Davidson County, Tennessee, being Lot No. 91 on the map of Woodmont Estates, plan No. 2 as of record in Book 1130, page 99, Registers office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Sugar Tree Road, at the common corner of lots Nos. 90 and 91; thence with the line between said lots, southerly 157 feet to a point in the northerly line of lot No. 75; thence with the line of lot No. 75 westerly 138.4 feet to the easterly margin of Sugar Tree Place; thence with the margin of the sme, northerly 112.4 feet to the beginning of a curve; thence around said curve northeasterly 43.06 feet to the southerly margin of Sugar Tree Road; thence with the margin of the same, easterly 128.71 feet to the point of beginning.

Being the same property conveyed to James H. Reasons and wife Miriam Dance Reasons by warranty deed from J. Donald Barrick and wife Peggy Jo Barrick as of record in book 4168, page 958, Registers office for Davidson County, Tennessee. The said Miriam Dance Reasons having since died.

Davidson County DEEDWARR
Recvd: 08/30/04 14:57 2pgs
Fees:13.00 Taxes:999.00

20040830-0104734

unimproved ( )
This is improved (X) property, known as 2857 Sugartree Road, Nashville TN 37211
(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 26th day of August, 2004

James H. Reasons
BY: Ira Franklin Reasons, Attorney in Fact

Aty-In-Fact

BANKERS TITLE WESTEND Fax:615-297-2260 Aug 26 2004 12:36 P.07

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ira Franklin Reasons, 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 on behalf of James H. Reasons as his attorney in fact, as the free act and deed of the within named James H. Reasons.

Witness my hand and official seal at Evansville, IN this 26th day of August, 2004.

My commission expires:

NOTARY PUBLIC

ALYCIA C. BENEFIELD
MY COMMISSION EXPIRES MAR. 26, 2009
A NOTARY PUBLIC, STATE OF INDIANA
RESIDING IN VANDERBURGH COUNTY

NOTARY PUBLIC SEAL INDIANA

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BANKERS TITLE WESTEND Fax:615-297-2260 Aug 26 2004 12:36 P.08