Return to:

Jim R. Vanderpool, P.C.
5120 Virginia Way, C-22
Brentwood, TN 37027
(615) 370-4443

Davidson County DEEDWARR
Recvd: 09/03/04 10:24 2pgs
Fees:13.00 Taxes:759.72

20040903-0106891

This Instrument Was Prepared By:

Hugh W. Entrekin, Atty.
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $205,330.00.

Affiant

Subscribed and sworn to before me,
This 27th day of August, 2004.

Notary Public

My Commission Expires:_____

EMILY H. PROPHET
NOTARY PUBLIC
AT
LARGE
DAVIDSON COUNTY, TN

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

Address New Owner	Send Tax Bills to:	Map-Parcel
W. David Driver 7052 Bridgeport Drive Nashville, TN 37221	Countrywide Home Loans, Inc PO Box 10423 Van Nuys, CA 91410-0423	126-0-47.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, The Craig Company, a Tennessee Corporation hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto W. David Driver and Jennifer Driver, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 397 on the Plan of Riverwalk, Phase 2A, Section 1 of record in Instrument No. 20031014-0151989, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to The Craig Company by Warranty Deed from Riverwalk Development Partners, Inc., of record in Instrument No. 20040407-0039377, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for the year 2004 and subsequent years
2. All matters set forth in Plat of record in Instrument No.20031014-0151989, Register's Office for Davidson County, Tennessee.
3. Subject to all matters as listed on Exibit A.

This is improved property known as 7052 Bridgeport Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 27th day of August, 2004.

The Craig Company, a Tennessee Corporation

By: _____
Corey Craig, Vice President

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Stephanie M Duncan a Notary Public of the State and County aforesaid, personally appeared Corey Craig, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the Vice President of The Craig Company, the within named bargainor, and that he as such Vice President, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by himself as such Vice President.

Witness my hand, at Nashville, Tennessee, this 27th day of August, 2004.

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. Nov. 25, 2006

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-25-06