ADDRESS NEW OWNER AS
DEBRA ANN CRAIG
625 VINSON DRIVE
NASHVILLE, TN 37217

SEND TAX BILLS TO:
FALCON CAPITAL FUNDING, LLC
5214 MARYLAND WAY, STE. 214
BRENTWOOD, TN 37027

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
134 - 1 - 43

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIX THOUSAND DOLLARS ($106,000.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, ROBERT MERRILL SQUIRES and wife, EDDI JO SQUIRES, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to DEBRA ANN CRAIG, UNMARRIED hereinafter called GRANTEE, her heirs, successors and assigns forever, the following described property, to wit:

Being Lot No. 51 on the Map of Currywood Acres, as of record in Book 2133, Page 109 and 110, Register's Office for Davidson County, Tennessee. Said Lot No. 51 fronts 115.5 feet on the northerly margin of Vinson Drive and extends back between lines 446.7 feet on the easterly line and 420 feet on the westerly line to a dead line which is a broken line, in two segments of 65.3 feet and 66.1 feet, measuring a total of 131.7 feet.

Being the same property conveyed to Robert Merrill Squires by deed dated April 25, 1994 and recorded May 5, 1994 of record in Book 9335, Page 125, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 625 Vinson Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, her heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

)LDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 02/17/05 12:10 2 pg
Fees:13.00 Taxes:392.20
20050217-0018169

Executed on this 15 day of February, 2005.

ROBERT MERRILL SQUIRES

EDDI JO SQUIRES

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, ROBERT MERRILL SQUIRES and wife, EDDI JO SQUIRES, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15 day of February, 2005.

NOTARY PUBLIC

My Commission Expires:
10/24/05

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $106,000.00.

AFFIANT

Subscribed to and sworn before me, this the 15th day of February, 2005.

NOTARY PUBLIC

My Commission Expires:

ERINN K. MARKHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

RECORD & RETURN TO:
Nations Title Agency of Tennessee, Inc.
5214 Maryland Way, Ste. 208
Brentwood, TN 37027
05TN00635

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989