This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

Recording Information:

Davidson County DEEDWARR
Recvd: 09/06/05 13:50 2 pgs
Fees:13.00 Taxes:712.25

20050906-0106664

ADDRESS NEW OWNER:
Timothy Craig
P.O. Box 24701
Nashville, TN 37202

SEND TAX BILL TO:
MORTGAGEE

MORTGAGEE:
Susan Chambers and Helen Whitmer
3343 Peachtree Road, N.E. Suite 155
Atlanta , GA 30326

MAP 096
GROUP 050
PARCEL 031.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Susan Heidt Armistead Brown, now known as Susan Armistead Chambers and Helen Marie Armistead Whitmer** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Timothy Craig**, unmarried, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Being the Northerly part of Lot No. 81 on the Plan of Bluefields, of record in Book 843, page 16, Register's Office for said County, and described as follows: Beginning at a point in the southerly margin of Bluefield Avenue at the common corner of Lots No. 80 and 81; thence westerly, along the southerly margin of Bluefield Avenue, 213.1 feet the beginning of a curve; thence on around said curve, having a radius of 40 feet , a distance of 35 feet to the easterly margin of Cumberland Circle; thence along the easterly margin of said Circle, around a slight curve, southerly 209.8 feet to the northwest corner of a part of Lot No. 81 conveyed to William B. Shoulders and wife by deed of record in Book 1344, page 71, said Register's Office; thence along Shoulders Line, easterly 167 feet to a point in the dividing line between Lots Nos. 80 and 81; thence Northerly, along said dividing line, 205.4 feet to the point of beginning.

Being the same property conveyed to Reuben B. Armistead and wife, Lelia Heidt Armistead, from Myrtle Stanford Brown and husband William S. Brown , by deed dated April 28, 1949 of record in Deed Book 1715, Page 443 in the Davidson County Register's Office. Leila Heidt Armistead having since died leaving Reuben B. Armistead as sole owner by right of survivorship. Reuben B. Armistead having since died, testate, his Will being administered in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 02P1239, and devised said real property to Susan Heidt Armistead Brown and Helen Marie Armistead Whitmer in fee and in equal shares. Susan Heidt Armistead Brown is now known as Susan Armistead Chambers.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.
2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
3. Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 843, page 16, said Register's Office.
4. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 843, page 16, Register's Office for Davidson County, Tennessee.
5. Subject to restrictive covenants contained in an instrument of record in Book 737, page 258, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

This is improved property known as 2725 Bluefield Avenue, Nashville, Tennessee 37214.

GRANTORS makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantors and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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 successors and assigns, forever, and,

GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his 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 the 1st day of September, 2005.

Susan Heidt Armistead Brown

Susan Heidt Armistead Brown

Susan Armistead Chambers

Susan Armistead Chambers

Helen Marie Armistead Whitmer

Helen Marie Armistead Whitmer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Susan Heidt Armistead Brown Chambers, now known as Susan Armistead Chambers**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of September, 2005.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 9/8/2007

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Helen Marie Armistead Whitmer**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of September, 2005.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 9/8/2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual value or consideration, whichever is greater, for this transfer is $192,500.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of September, 2005.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 9/8/2007