Davidson County DEEDWARR
Recvd: 09/08/05 11:52 2 pgs
Fees:13.00 Taxes:647.50
20050908-0108104

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$175,000.00~~

Affiant

Subscribed and sworn to before me, this 23rd DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES: 6-6-06
(AFFIX SEAL)

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

P-AHR-05-6552

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Slaton	NEW OWNER	
6552 Broken Bow	(NAME)	181.03-OA-12.00 CO
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEVEN B. CRADDOCK AND WIFE, MOLLY CRADDOCK, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DONALD SLATON AND WIFE, JANICE SLATON, hereinafter called the Grantee(s), their heirs and assigns, that 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. 12 on the Plan of Section One Indian Creek Estates, of record in Plat Book 9700, page 556, & 557, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Steven B. Craddock by deed from Eugene a. Collins, unmarried, dated October 28, 1998 and filed of record in Book 11195, page 960, Register's Office for Davidson County, Tennessee.

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

Molly Craddock, wife of Steven B. Craddock, joins in this conveyance for the expressed purpose of conveying an marital interest she may have in said property.

unimproved ( )
This is improved (X) property, known as 6552 Broken Bow, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 23rd day of August, 2005.

Steven B. Craddock

Molly Craddock

STATE OF Tennessee

COUNTY OF Davidson

I, Laura Perry, a Notary Public of the County and State first above written, do hereby certify that Steven B. Craddock and wife, Molly Craddock personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 23rd day of August, 2005.

Notary Public

My Commission Expires: 12/09/07

(SEAL)

LAURA PERRY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959