WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

B-REG-06-2610

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$650,000.00~~ $ 380,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawson D. Craig	Regions Mortgage	
2610 Woodlawn Drive	(NAME) 601 S Court	104-15-366.00
(ADDRESS) Nashville, TN 37212	(ADDRESS) Montgomery, AL 36104	
(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 MARY DOUGLAS SANDERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAWSON D. CRAIG, 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:

BEING THE WESTERLY 50 FEET OF THE EASTERLY 100 FEET OF THE SOUTHERLY HALF OF LOT NO. 21 ON THE PLAN OF BELAIR, AS OF RECORD IN BOOK 332, PAGE 6, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 21 FRONTS 50 FEET ON THE NORTHERLY SIDE OF WOODLAWN DRIVE FORMERLY BELAIR AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 192 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO MARY DOUGLAS SANDERS, A WIDOW BY WARRANTY DEED FROM OSCAR W. CARTER AND WIFE, EUGENIA U. CARTER, RECORDED ON THE 22ND OF AUGUST, 1955 IN DEED BOOK 2446, PAGE 375, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2006 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 332, PAGE 6; BOOK 3982, PAGE 186, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2610 Woodlawn Drive, Nashville, Tennessee 37212
(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 30th day of June, 2006.

Mary Douglas Sanders
Mary Douglas Sanders

Davidson County DEEDWARR
Recvd: 07/06/06 15:32 2 pgs
Fees:13.00 Taxes:1406.00

20060706-0081245

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Douglas Sanders, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of June, 2006.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903