Davidson County DEEDWARR
Recvd: 07/13/06 15:05 2 pgs
Fees:13.00 Taxes:1295.00

20060713-0084630

WARRANTY DEED

My Commission Expires JULY 21, 2007

G-VR-06-2505

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$350,000.00~~

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(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
Clayton Petty Rhodes	IndyMac Bank, FSB (NAME)	
2525 Blair Boulevard (ADDRESS)	P.O. Box 78826 (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Phoenix, Az 85062-8826 (CITY) (STATE) (ZIP)	104-11-316.00

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 LAWSON D. CRAIG, AN UMARRIED PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CLAYTON PETTY RHODES, UNMARRIED AND LINDSAY S. SANDERS, UNMARRIED, 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 THE EASTERLY 47 1/2 FEET OF LOT NO. 88 ON THE MAP OF SUNSET PARK, OF RECORD IN BOOK 332, PAGE 132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PROPERTY FRONTS 47 1/2 FEET ON THE SOUTHERLY MARGIN OF BLAIR BOULEVARD AND EXTENDS BACK BETWEEN PARALLEL LINES 160.5 FEET TO THE NORTHERLY LINE OF LOT NO. 75 IN SAID SUBDIVISION.

BEING THE SAME PROPERTY CONVEYED TO LAWSON D. CRAIG, AN UNMARRIED PERSON BY WARRANTY DEED FROM STEPHANIE J. HOENIG AND THOMAS ROY MITCHELL, II, BOTH UNMARRIED, RECORDED ON THE 2ND DAY OF APRIL, 2003 IN INSTRUMENT NO. 20030402-0043534, 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 32; BOOK 8016, PAGE 280, 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 2525 Blair Boulevard, 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.

Lawson D. Craig

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lawson D. Craig, 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:

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR 8, 2010

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