WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF July 2006

Notary Public

MY COMMISSION EXPIRES: 6/15/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle Fox (NAME)	Suntrust Mortgage (NAME)	MAP 72.06
1121 McGavock Pike (ADDRESS)	201 4th Avenue N/7th Floor (ADDRESS)	PARCEL 252.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Thomas Clayton Craven and wife, Helen Craven

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michelle Fox

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, BEING part of Lot No. 36 and part of the alley running east and west between Lots Nos. 32 and 36 on the Plan of Kenmore place, as of record in Book 332, page 32, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of McGavock Pike, formerly Maxey Lane, at the southwest corner of a lot conveyed to Howard L. Link, et ux, by deed from Annie J. Robyn, which is of record in Book 725, page 3, said Register's Office; thence with the northerly margin of said Pike, westwardly 79 1/2 feet, more or less, to the southeast corner of the lot conveyed to J.E. Hurt by deed from Annie J. Robyn which is of record in Book 682, page 655, said Register's Office; thence northwardly with Hurt's easterly line 210 feet more or less, to the center of said alley which is now closed; thence with the center of said alley eastwardly 79 1/2 feet, more or less, to the northwest corner of the lot conveyed to Howard L. Link, as above referred to; thence with said Link's westerly line southwardly 210 feet more or less, to the beginning.

BEING the same property conveyed to Thomas Clayton Craven and wife, Helen Craven by Installment Deed dated Oct. 21, 1981, of record in Book 5809, page 707, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1121 McGavock Pike, Nashville, TN 37216
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand s this 14th day of July, 2006

Thomas Clayton Craven
Thomas Clayton Craven

Helen Craven
Helen Craven

Davidson County DEEDWARR
Recvd: 07/25/06 13:34 3 pgs
Fees:18.00 Taxes:362.60

20060725-0089530

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Clayton Craven and wife, Helen Craven

the bargainor s, 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 and official seal at Goodlettsville, Tennessee, this 14th day of July 2006.

Commission expires 11-24-07

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.