Davidson County DEEDWARR
Recvd: 12/08/06 09:31 3 pgs
Fees:18.00 Taxes:2590.00
20061208-0151784

Bok 386

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Craighead Development, LLC 700 Craighead Street Nashville, Tennessee 37204	Same as New Owner	Map: 118-04 Parcel: 83 & 84
This instrument prepared by: David B. Gray, Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Walter Dowell Wright** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Craighead Development, LLC** ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being that property shown on that Consolidation Plat Bettina Claxton Property 533 and 553 Rosedale Avenue, of record in Instrument No. 20060502-0050289, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Walter Dowell Wright by deed from James M. Claxton of record in Instrument No. 20060505-0052476, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

> This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities; all matters as shown on subdivision plan of record in Instrument No. 20060502-0050289 and in Book 2330, page 24, Register's Office for Davidson County, Tennessee; 2006 Taxes have been paid and prorated.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, his successors and assigns, against the lawful claims of all persons.

This is improved property, known as 533 & 553 Rosedale Avenue, Nashville, TN 37211.

EXECUTED this 7th day of December, 2006.

WALTER DOWELL WRIGHT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Walter Dowell Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of December, 2006.

Notary Public

My Commission Expires:

1/26/08

(SEAL)

DAVID D. GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

AFFIANT

Subscribed and sworn to before me this 7th day of December, 2006.

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
September 19, 2009
STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires:

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