Davidson County DEEDWARR
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Fees:13.00 Taxes:414.40
20070220-0020552

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

JANIS L. DUREE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $112,000.00

Affiant

Subscribed and sworn to before me, this 15th day of February, 2007.

Notary Public
My commission expires: 3/15/10

08-0701-91009

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Michael Craddock Jr.	First State Bank	61-07-0-260
1002 Calvert Avenue	2796 N. Highland, Suite C	
Nashville TN 37216	Jackson, TN 38305	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Pamela Cecille Sands, married and Thelma Elaine Stroud, unmarried and Cheryl Anise Stem, married,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Michael Craddock Jr.**, hereinafter called the Grantees, their successors 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 Lot No. 40, on the Plan of I. C. McMahan's subdivision of Maplewood Lands, of record in Book 547, Page 78, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles Lafayette Boyers and wife, Thelma A. Boyers, by deed from S. J. Dale and wife, Lettie C. Dale, dated January 5, 1950, recorded January 6, 1950, of record in Book 1784, Page 24, Register's Office for Davidson County, Tennessee. The said Charles Lafayette Boyers and Thelma Augusta Baker Boyers were divorced by Final Decree of the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 40297. Charles Lafayette Boyers conveyed his interest in subject property to Thelma Augusta Baker Boyers, now Howlett (the said Thelma A. Boyers and Thelma A. Howlett being one and the same person) by deed of record in Book 11141, Page 815, said Register's Office. Thelma Augusta Howlett died testate and by Will of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 06P-326 subject property was devised to Pamela Cecille Sands and Thelma Elaine Stroud and Cheryl Annise Stem. Further Thelma Elaine Stroud in her capacity as Executrix of the Estate of Thelma A. Howlett conveyed subject property to Pamela Cecille Sands and Thelma Elaine Stroud and Cheryl Anise Stem by Quitclaim Deed dated October 11, 2006, recorded October 24, 2006, of record in Instrument No. 20061024-0131756, said Register's Office.

Steven Michael Sands, spouse of Pamela Cecille Sands, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

Clifford Eugene Stem, spouse of Cheryl Anise Stem, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1002 Calvert Avenue, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 15th day of February, 2007.

Pamela Cecille Sands
Pamela Cecille Sands

Steven Michael Sands, Jr.
Steven Michael Sands, Jr.

Thelma Elaine Stroud
Thelma Elaine Stroud

Clifford Eugene Stem
Clifford Eugene Stem

Cheryl Anise Stem
Cheryl ~~Anise~~ Stem
Annise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Pamela Cecille Sands, Thelma Elaine Stroud, Cheryl Anise Stem, Steven Michael Sands, Jr., and Clifford Eugene Stem, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 15th day of February, 2007.

Kelly Ann Callaghan
Kelly Ann Callaghan
State of Tennessee at Large

My Commission expires: July 19, 2008

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Exp. July 19