WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF June 2007

Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

DEANE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tommy Craque, Jr. (NAME)	SAME AS NEW OWNER (NAME)	MAP & PARCEL
2005 Crencor Drive ~~345 Swinging Bridge Road~~ (ADDRESS)	(ADDRESS)	04405019200
Goodlettsville, TN 37072 ~~Old Hickory, TN 37138~~ (CITY) (STATE) (ZIP)	(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, Steven R. Brewster and Kim W. Locke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tommy Craque, Jr.

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:

Being land in Davidson County, Tennessee, beginning on an iron pipe in south intersection of Ensley Avenue and Swinging Bridge Road right-of-way and runs as follows:

South 48 degrees 35' east 260.5 feet with the south edge of Swinging Bridge Road right-of-way to an iron pipe; thence with the curve turning left with a radius of 194 feet South 5 degrees 35' east 104 feet to an iron pipe 10 feet from center line of T.C.R.R. North 48 degrees 35' west 326 feet with T.C.R.R. to iron pipe east intersection of Ensley Avenue and T.C.R.R. right-of-way; North 35 degrees 00' east 75. 8 feet with south edge of Ensley Avenue right-of-way to the beginning and containing .49 acres according to survey made June, 1958, by L.C. Petty & Co., Carthage, Tennessee of Tract 12 of the Nashville Industrial Corporation holdings at Old Hickory, Tennessee.

Being the same property conveyed to Steven R. Brewster and Kim W. Locke, both married by Warranty Deed from John Albert Miles, Devisee of the Will of Ruby L. Rogers, a/k/a Ruby Lee Miles Rogers recorded February 24, 2003 as Instrument Number 20030224-0023998, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2007 AN SUBSEQUENT YEARS, FURTHER SUBJECT TO Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Water Mains, Pumps and Appurtenances in favor of the Metopolitan Government of Nashville and Davidson County of record as Instrument Number 20050104-0001021, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers anr/or Storm Drainage in favor of the Metropolitan Government of Nashville and

CONTINUED

unimproved ( )
This is improved (X) property, known as 345 Swinging Bridge Road, Old Hickory, TN 37138
(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 18th day of June 2007

Steven R. Brewster

Kim W. Locke

Davidson County DEEDWARR
Recvd: 06/20/07 15:08 3 pgs
Fees:18.00 Taxes:125.80

20070620-0073848

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 Steven R. Brewster and Kim W. Locke

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 Madison, Tennessee, this 18th day of June, 2007.

Commission expires March 20, 2010

Deanie L. Gregory
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 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 _____.

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Davidson County, Tennessee of record in Book 9277, Page 145, Register's Office for Davidson County, Tennessee.