BILL GARRETT, Davidson County
Trans: T20090048280 DEEDWARR
Recvd: 07/17/09 10:55 2 pgs
Fees: 13.00 Taxes: 910.20

20090717-0067124

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF July, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES 4/20/2010
COUNTY OF WILLIAMSON

ALW-09-7917

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Alvin W. Craig	SunTrust Mortgage, Inc (NAME)	
7917 Harpeth View Drive (ADDRESS)	1001 Semmes Ave (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Richmond VA 23224 (CITY) (STATE) (ZIP)	142-13-B-160.00 CO

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 GREGORY J. ALBERICO, A MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALVIN W. CRAIG AND WIFE, LANA C. CRAIG, 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 Lot No. 160, Riverside, Phase 3, First Revision, of record in Instrument No. 20010404-0032691, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gregory J. Alberico by Warranty Deed from Linda G. Compton, unmarried, recorded September 16, 2003 in Instrument No. 20030916-0136325, Register's Office for Davidson County, Tennessee.

Tammy Alberico joins in the execution of this document by virtue of Power of Attorney recorded simultaneously herewith in Instrument Number 20090717-0067123, Register's Office for Davidson County, Tennessee, for the purpose of conveying any/all interest she may have in subject property by virtue of her marriage to Gregory J. Alberico.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7917 Harpeth View Drive, Nashville, Tennessee 37221
(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 15th day of July, 2009.

Gregory J. Alberico

Tammy Alberico by Gregory J. Alberico, Attorney in Fact

Tammy Alberico by Gregory J. Alberico,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of July, 2009, before me personally appeared Gergory J. Alberico to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Tammy Alberico and who acknowledged he/she/they executed the same as the free act and deed of the said Tammy Alberico.

Witness my hand and official seal, this the 15th day of July, 2009.

Notary Public
My Commission Expires: August 23, 2011



My Commission Expires AUG. 23, 2011

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gregory J. Alberico, 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 15th day of July, 2009.

Notary Public
My Commission Expires: August 23, 2011



My Commission Expires AUG. 23, 2011

RETURN TO:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
Phone: (615)515-3530