WARRANTY DEED

Return to: File Box 9-B
First Title and Escrow Co.
2000 Richard Jones Rd. #110
Nashville, TN 37215
ftec file #28789

G-VRE-09-2610

BETH M. BROCK
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 19, 2013

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF July, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clinton C. Cromwell	Nashville Bank & Trust Co.	
2610 Woodlawn Drive	(NAME) 4525 Harding Rd. #300	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37205	104-15-366.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we LAWSON D. CRAIG AND *LEIGH ANN CRAIG, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CLINTON C. CROMWELL AND LOURDES L. CROMWELL, HUSBAND AND WIFE, 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: *and wife,

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT: BEING THE WESTERLY 50 FEET OF THE EASTERLY 100 FEET OF THE SOUTHERLY HALF OF LOT NO. 21 ON THE PLAN OF BELAIR, AS OF RECORD IN BOOK 332, PAGE 6, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT 21 FRONTS 50 FEET ON THE NORTHERLY SIDE of WOODLAWN DRIVE FORMERLY BELAIR AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 192 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM LAWSON D. CRAIG TO LAWSON D. CRAIG, AND WIFE LEIGH ANN CRAIG AS RECORDED ON THE 28TH DAY OF DECEMBER, 2007 IN INSTRUMENT NO. 20071228-0148545 AND WARRANTY DEED FROM MARY DOUGLAS SANDERS TO LAWSON D. CRAIG AS RECORDED ON THE 6TH DAY OF JULY, 2006 IN INSTRUMENT NO. 20060706-0081245, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 332, PAGE 6; AND BOOK 3982, PAGE 186, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2610 Woodlawn Drive, Nashville, Tennessee 37212
(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.

BILL GARRETT, Davidson County
Trans:T20090048455 DEEDWARR
Recvd: 07/17/09 14:38 2 pgs
Fees:13.00 Taxes:1609.50
20090717-0067340

Witness my/our hand(s) this 16th day of July, 2009.

Lawson D. Craig

Leigh Ann Craig

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lawson D. Craig and Leigh Ann Craig, 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 16th day of July, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903