WARRANTY DEED

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $258,000.00.

Affiant

Subscribed and sworn to before me this 25th day of August, 2010

Notary Public
My Commission expires: 11/22/10
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER KYLE ROSENTHAL

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Lindsay E. Craig	new owner	132-09-0-018.00
4423 Lealand Lane		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **William Able, an unmarried man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lindsay E. Craig, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A tract of land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, being the southerly 76 and 1/2 feet of Lot No. 4 on the unrecorded plan of Mrs. O.A. Allen's Subdivision of the Hirsig Tract, described according to a survey made by W.B. Southgate, Surveyor, as follows:

Beginning at a point in the center of Lea Avenue, now known as Lealand Lane, North 2 degrees 30 minutes East 600 feet from the center of Battery Road, the northeast corner of Lot No. 3 on said Plan; thence North 2 degrees 30 minutes East, with the center of said Lea Avenue, now known as Lealand Lane 76 and 1/2 feet; thence westerly parallel with and 23 and 1/2 feet southerly from the line of Lot No. 5 on said Plan, 213 feet, more or less, to a dead line; thence southerly 76 and 1/2 feet to the northwest corner of said Lot No. 3; thence easterly with the line between said Lots Nos. 3 and 4, 213.68 feet to the point of beginning.

Being the same property conveyed to William Able, an unmarried man, by deed from Carl R. Eaby, IV, on December 4, 2000, of record in Instrument Number 20001211-0121626, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **4423 Lealand Lane, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this August 25, 2010.

William Able

Michael N. Able

BILL GARRETT, Davidson County
Trans:T20100053476 DEEDWARR
Recvd: 08/27/10 10:32 2 pgs
Fees:13.00 Taxes:954.60

20100827-0067983

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William Able, an unmarried man** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 25, 2010

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY