BILL GARRETT, Davidson County
Trans:T20110044333 DEEDWARR
Recvd: 07/22/11 08:37 2 pgs
Fees:13.00 Taxes:407.46

20110722-0056135

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,128.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF July, 2011.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 4-28-2014

SHELLY M. BENTLEY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

G-RM-11-94

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry R. Craddock Jr	Superior Bank N.A (NAME)	
94 Rhine Drive (ADDRESS)	17N 20th Street (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Birmingham AL 35203 (CITY) (STATE) (ZIP)	42-10-24.00

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 MARCIA ANN HAINES, UNMARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JERRY R. CRADDOCK JR, Unmarried , 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:

BEING LOT NO. 9 ON THE PLAN OF SHERRY HEIGHTS, SECTION II, AS OF RECORD IN BOOK 2331, PAGE 69, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:
SAID LOT NO. 9 FRONTS 121 FEET ON THE SOUTHERLY SIDE OF OLD HICKORY BOULEVARD AND EXTENDS BACK 170 FEET ON THE EASTERLY LINE AND 298 FEET ON THE WESTERLY LINE TO A DEAD LINE, ON WHICH IT MEASURES 175.7 FEET.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED IS THAT PORTION OF LAND VESTED IN THE STATE OF TENNESSEE, FOR THE USE AND BENEFIT OF THE DEPARTMENT OF HIGHWAYS BY FINAL DECREE FROM DANIEL C. HUNT AND WIFE, ANNIE LOUISE HUNT, ET AL, IN BOOK 3902, PAGE 632, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEAST CORNER OF LOT NO. 9, ON THE MAP OF SHERRY HEIGHTS SUBDIVISION, SECTION 1, AS OF RECORD IN BOOK 2330, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND RUNS WITH THE EASTERLY LINE OF SAID LOT SOUTH 25 DEGREES WEST, 60 FEET TO A POINT; THENCE NORTH 61 DEGREES WEST 125 FEET TO A POINT IN THE WEST LINE OF SAID LOT NO. 9; THENCE WITH SAID LINE NORTH 23 DEGREES 45 MINUTES EAST, 45 FEET TO A POINT IN THE SOUTH MARGIN OF OLD HICKORY BLVD.; THENCE WITH SAID MARGIN IN A SOUTHEAST DIRECTION 125 FEET TO THE POINT OF BEGINNING, CONTAINING .15 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM BANCONE FINANCIAL SERVICES, INC. TO MARCIA ANN HAINES AS RECORDED ON THE 29TH DAY OF MAY, 1996 IN DEED BOOK 10063, PAGE 869, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN RECORD IN PLAT BOOK 2331, PAGE 69; RESTRICTIONS OF RECORD IN BOOK 2449, PAGE 374 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 94 Rhine Drive, Madison, Tennessee 37115
(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 12th day of July, 2011.

Marcia Ann Haines

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marcia Ann Haines, 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 12th day of July, 2011.

Notary Public

My Commission Expires: 12-03-13

(SEAL)

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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