QUITCLAIM DEED

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18th DAY OF March, 2013

NOTARY PUBLIC

MY COMMISSION EXPIRES 12.03.13

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-K5189

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Steven Craven and Karen Craven	JP Morgan Chase Bank NA	06209002200
3724 Cedarwood Drive	1820 East Sky Harbor Circle S Floor 2	
Nashville, TN 37216	Phoenix AZ 85034	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RUSSELL DORRIS WARD, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

STEVEN R. CRAVEN AND KAREN S. CRAVEN, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is Improved property known as 3724 Cedarwood Drive, Nashville, TN 37216

Witness my hand on this 18th day of March, 2013

Russell D Ward by Karen W. Knox, Attorney-in-Fact
Russell D. Ward by Karen W. Knox, Attorney-in-Fact

BILL GARRETT, Davidson County
Trans:T20130027404 DEEDQC
Recvd: 04/04/13 12:40 2 pgs
Fees:12.00 Taxes:0.00
20130404-0033374

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Karen W. Knox, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Russell D. Ward for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Russell D. Ward, and is authorized by Russell D. Ward to execute this instrument on his/her behalf.

Witness my hand and official seal at Franklin, Tennessee, this 18th day of March, 2013

Notary Public

My Commission Expires: 9/23/13

J. Carlton Drummond
State of Tennessee Notary Public
Williamson County

13-K5189

EXHIBIT A - LEGAL DESCRIPTION

Tract 2: Being part of a tract of land in the 11th Civil District of said County, being a part of an unnumbered lot shown on the Map of Riverwood Subdivision, as of record in Book 547, Page 62, Register's Office for said County, and described according to a survey made by Wm. Collier Parrish Associates, dated November 27, 1959, as follows: Beginning at a point in the Westerly margin of Cedarwood Drive, as now widened, at a point which is almost due West of the common corner of Lots Nos. 9 and 10; on said plan; thence South 81 degrees West 50 feet to a point; thence North 20 degrees West 97 feet to a point; thence North 52 degrees West 58.5 feet to a point at the corner of Lot No. 23 on said plan; thence along the South line of Lot No. 23, North 52 degrees East 100.5 feet to a point in the Westerly margin of Cedarwood Drive; thence with the margin of the same, South 15 degrees East 189.5 feet to the point of beginning.

Being part of the same property conveyed to Russell Dorris Ward and wife, Margaret Bowen Ward by Warranty Deed from Gertrude Rieger, a widow, recorded on the 10th day of December, 1959 in Deed Book 2996, Page 479, in the Register's Office of Davidson County, Tennessee.

Margaret Bowen Ward, having since died on February 23, 1990, vesting said property to Russell Dorris Ward, unmarried.

Karen W. Knox executed this instrument on behalf of Russell Dorris Ward, pursuant to the Power of Attorney, executed by Russell Dorris Ward, dated April 16, 1990 and of record in Instrument No. 20130327-0030289, Register's Office for Davidson County, Tennessee.