THIS INSTRUMENT PREPARED BY: East End Title & Escrow
405 Two Mile Pike, Goodlettsville, TN 37072

BOOK 6865 PAGE 480

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES W. CRAFTON	SAME	Map 7-15
(NAME)	(NAME)	
1904 Gaylemore Dr.		Parcel 28
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN. 37072		10D 23751
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- Dollars,
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JACK OWEN NIXON, hereinafter referred to as Grantor,

has bargained and sold, and does hereby transfer and convey unto the said
JAMES W. CRAFTON, hereinafter referred to as Grantee,
his (successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:,

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 67 on the Plan of Grizzard Manor, Section Three, of record in Book 4675, page 40, said Register's Office, and more particularly described as follows:
BEGINNING at a point in the easterly margin of Gaylemore Drive, the common corner of Lots Nos. 66 and 67; thence along said Drive in a northerly direction 199.35 feet to a point, the common corner of Lots Nos. 67 and 68; thence along the line between Lots Nos. 67 and 68 in an easterly direction 168.3 feet to a point, the common corner of Lots Nos. 67, 68 and 69; thence along the line between Lots Nos. 67 and 69, southeasterly 189.9 feet to a point in the line of Lot No. 71; thence in a southerly direction along the line between Lots Nos. 67 and 71, 73.55 feet to a point, the common corner of Lots 67 and 66; thence along the line between Lots Nos. 66 and 67 westerly 268.9 feet to the point of beginning.
BEING the same property conveyed to Jack Owen Nixon by deeds of record in Book 4759, page 766 and Book 5142, page 544, Register's Office for Davidson County, Tennessee; and pursuant to Final Decree of Divorce of the Circuit Court for Sumner County, Tennessee, of record in Book 6189, page 968, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 20,000.00

Subscribed and sworn to before me, this the 21st day of May, 19 86.
Affiant James W. Crafton

My commission expires: 3/8/89 (Affix Seal)
Notary Public Evelyn D. Knight

unimproved (X)
This is improved ( ) property, known as Gaylemore Drive, Goodlettsville, TN 37072
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Grantee,
his (successors),
heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, his
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 21st day of May, 19 86, the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

THE PROPERTY DESCRIBED ABOVE IS NOT THE PRINCIPAL RESIDENCE OF GRANTOR.

Jack Owen Nixon
JACK OWEN NIXON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* JACK OWEN NIXON

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Goodlettsville, Tennessee, *this* 21 *day of* May, 1986.

Felya D. Knight
Notary Public

Commission expires 3/8/89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ..... *the within named bargainor, a corporation, and that* .... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19* .....

.....*Notary Public*

Commission expires .....

WARRANTY DEED

FROM

TO

EAST END TITLE, INC.
405 TWO MILE PIKE
GOODLETTSVILLE, TN 37072
615 - 859-4871

RECORDED

MAY 22 2 38 PM '86

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

IDENTIFI. REFERENCE

03581

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

20000.00- CAMT.
52.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 58.50-
7347A05/22/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03581

IDENTIFICATION REFERENCE

MAY 22 2 18 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 251101