File #5451 FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 110
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: (Mortgagee)	MAP PARCEL NUMBERS
JAMES A. CRAFTON (NAME)	FIRST FEDERAL SAVINGS BANK (NAME)	Map 155-3-B
7209 River Junction Drive (STREET ADDRESS OR ROUTE NUMBER)	101 West Lincoln Street (STREET ADDRESS)	Parcel 33
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Tullahoma, Tennessee 37388 (CITY) (STATE) (ZIP)	9D-79267

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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. CRAFTON and KIMBERLY C. CRAFTON, husband and wife, and JOHN P. CRAFTON and BETTY CRAFTON, husband and wife

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

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of River Park Estates, as of record in Plat Book 6250, pages 658 and 659, amended in Book 6785, page 427, and in Book 6830, page 806, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ralph Minton by deed from Belmont Investment Corporation of record in Book 6701, page 132, said Register's Office.

This conveyance is made subject to: (1) 1987 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6672, page 600, Consent to Addition in Book 6980, page 375, and in Book 6980, page 377; (3) Easements of record in Book 5738, page 824, and in Book 3819, page 296; and (4) All matters appearing on the Plan of record in Plat Book 6250, pages 658 and 659, amended in Book 6785, page 427, and in Book 6830, page 806, said Register's Office.

SUE HURT MINTON, spouse of Ralph Minton, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Ralph Minton.

85020

IDENTIFICATION REFERENCE

JAN 20 9 09 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 7209 River Junction Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 13th day of January, 1987

Ralph Minton
RALPH MINTON

Sue Hurt Minton
SUE HURT MINTON

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RALPH MINTON and wife, SUE HURT MINTON

the bargainor S _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of January, 19 87.

My commission expires 1/10/88 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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

Witness my hand and official seal, at _____ this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

~~STATE OF TENNESSEE~~
~~COUNTY OF DAVIDSON~~

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SUE HURT MINTON, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of January, 1987.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January, 1987.

MY COMMISSION EXPIRES: 1/10/88
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

RALPH MINTON

TO

JAMES A. CRAFTON and wife,
KIMBERLY C. CRAFTON

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

1358 T. D- CAMT.
369.00 CSTAX
.80 PRFE
6.00 MBE R
CHECK 376.10-
06:0A 1/20/87 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85020

IDENTIFICATION REFERENCE

JAN 20 9 09 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 36190