car2997/lrn:6/27/90
SVN132-265

BOOK 8142 PAGE 837

FROM: EVELYN B. PETWAY, AN UNMARRIED PERSON

TO: JAMES A. CRAFTON & WIFE, KIMBERLY C. CRAFTON

THIS INSTRUMENT PREPARED BY: DEARBORN & EWING, ATTORNEYS SUITE 1200, ONE COMMERCE PLACE NASHVILLE, TENNESSEE 37239

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
James A. Crafton & wife, Kimberly C. Crafton	SAME	Map 117-10 Parcel 44
2311 Valley Brook Rd. Nashville, Tn 37215		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of June, 1990.

Notary Public

My Comm. Expires: 3/27/93

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, I, Evelyn B. Petway, an unmarried person, hereinafter called "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto James A. Crafton and wife, Kimberly C. Crafton, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 2311 Valley Brook Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 hand this the 29th day of June, 1990.

Evelyn B. Petway by Catherine Petway Shull as Attorney-in-Fact

Evelyn B. Petway by Catherine
Petway Shull as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of June, 1990, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Catherine Petway Shull, to me known to be the person who executed the foregoing instrument in behalf of Evelyn B. Petway, and acknowledged that she executed the same as the free act and deed of the said her.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of June, 1990.

Carol K. Shull
Notary Public

My Commission Expires: 3/27/93

5612

JUN 29 3 56 PM '90

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, being Lot No. 7 of Block 2 on the Plan of Woodmont Estates, as of record in Book 974, page 29, Register's Office for said County.

Said Lot No. 7 fronts 176.7 feet on the southerly side of Valley Brook Road and runs back 206.5 feet on the westerly line and 244.3 feet on the easterly line to a dead line, measuring 170 feet thereon.

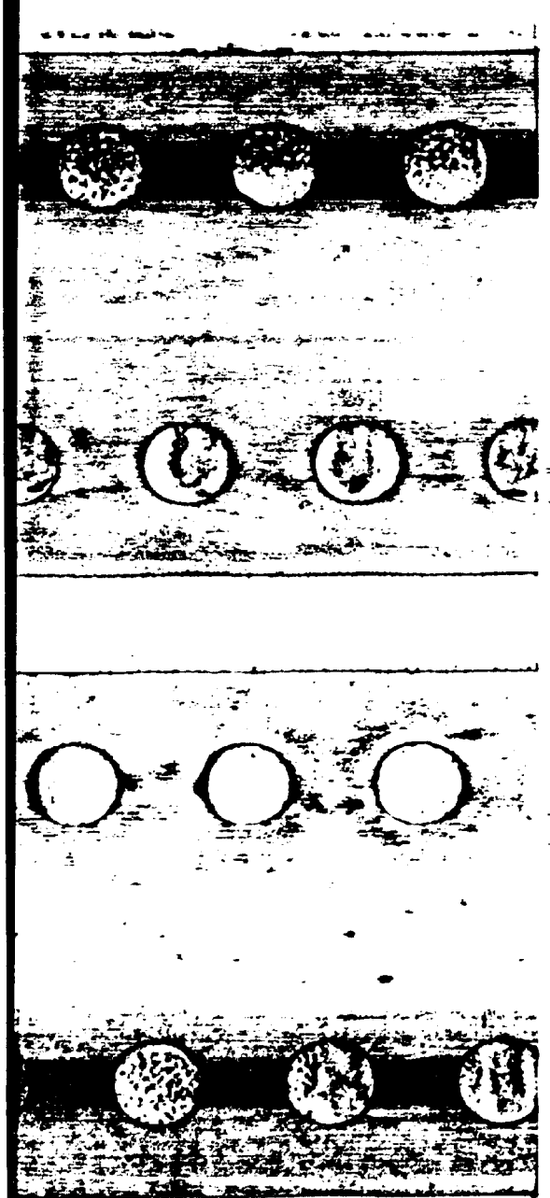
Being the same property conveyed to G. O. Petway and wife, Evelyn B. Petway by deed from E. L. Bruce Company, of record in Book 2452, page 91, Register's Office for Davidson County, Tennessee, the said G. O. Petway having since died.

The above property is conveyed subject to the following:

1. 1990 Metropolitan Government taxes.

2. All matters as shown on the Plan of record in Book 974, page 29, said Register's Office.

5515 06/29 0101 03CHECK 851.50



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8142 PAGE 840

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
			CAMT	255000.00
			CON TX	841.50
			PRFEE	1.00
			WDEED	9.00
			TOTAL	851.50
			CHECK	851.50
06/29/90	01	15:58	0001	5515

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

381 24

IDENTIFICATION REFERENCE

JUN 29 3 56 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENNESSEE

No. 333104