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THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

mail

ADDRESS NEW OWNER:
Joe Ralph Craft, et ux
144 Brandon Trail
Smyrna, TN 37167

MORTGAGEE:
Margorie Kauffman
260 Venezia Court
Punta Gorda, FL 33950

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 65
Parcel 20

0566 07/25 0101 03CHECK 8.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, pursuant to Tennessee Code Annotated §66-1-109, I, **Pauleese N. Sloan (now Craft),** hereinafter called the Grantor, with the express purpose and intent to create an estate by the entireties in and to my interest in the property, have bargained and sold, and by these presents do transfer and convey unto **Joe Ralph Craft,** an interest to create an estate by the entireties, hereinafter called the Grantee, her 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 in the Old 4th Civil District, fronting Saundersville Road, and lying between the Baptist Church property and Georga A. Patton Investment Co. property near entrance to Green Acres of Hermitage Subdivision, as more particularly described in the resubdivision plat of record at Book 5800, page 31, Register's Office for Davidson County, Tennessee, on February 22, 1982, as described as follows:

Beginning at a point in the westerly margin of Saundersville Road, said point being the southeastern corner of modified Lot No. 114 now owned by the George A. Patton Investment Co.; thence with the boundary of the George A. Patton Investment Co. lot and in a northeasterly direction 150 feet more or less to marker in the easterly boundary line of the Baptist Church property; thence with the easterly boundary line of the same S 7° 59' 21" W 166.42 feet to a concrete marker, being the Baptist Church's most southeasterly corner and Saundersville Road; thence with Saundersville Road right of way, N 28° 33' 2" E 38.1 feet to a marker; thence on radius of 425.14 feet of Saundersville Road 118.1 feet more or less, in the point of beginning.

Being the same property conveyed to J. Douglas Sloan, II and wife, Pauleese N. Sloan, by deed from J. Dan Coggin and Marguerite Coggin, as of record in Book 6070, page 226, Register's Office for Davidson County, Tennessee, and to Margaret Pauleese Sloan by Divorce Decree of record in Minute Book 48, page 241, Circuit Court Clerk's Office for Wilson County, Tennessee.

This is improved property known as 4331 Saundersville Road, Old Hickory, Tennessee.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal. This conveyance is also made subject to the fact that no title examination has been performed nor abstract prepared, none having been requested; that no closing services were rendered to the parties by the preparer, none having been requested; and that this instrument has been prepared from information and documents provided by the parties.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 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 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 our hands this 25 day of July, 1994.

Pauleese N. Sloan Craft
PAULEESE N. SLOAN (NOW CRAFT)

STATE OF TENNESSEE)
COUNTY OF ~~WILSON~~ Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Pauleese N. Sloan (now Craft)**, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at ~~Mt. Juliet,~~ Smyrna, Tennessee, this 25th day of July, 1994.

Paula L. Brewer
NOTARY PUBLIC

My Commission Expires: 5/14/96

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

_____
AFFIANT

Subscribed and sworn to before me this _____ day of July, 1994.

_____
NOTARY PUBLIC

My Commission Expires:_____

94 JUL 25 AM 11:50
DAVIDSON COUNTY, TN.
REGISTER

71451