BOOK 9521 PG 254

FROM: CLAY W. HUDDLESTON

THIS INSTRUMENT PREPARED BY: Box 12 cw

WALLER LANSDEN DORTCH & DAVIS
511 UNION ST., SUITE 2100
NASHVILLE, TENNESSEE 37219-1760

TO: JAMES A. CRAFTON AND WIFE, KIMBERLY CRAFTON

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
James A. Crafton and wife, Kimberly Crafton 4423 Iroquois Avenue Nashville, Tn. 37205	NationsBanc Mortgage Corp. P.O. Box 740017 Louisville, Ky. 40201	Map 130-2 Parcel 163

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of November, 1994.

Notary Public

My Comm. Expires: 1/25/97

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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, Clay W. Huddleston, 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 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 4423 Iroquois Avenue, Nashville, Tn. 37205.

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 he 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 himself, his 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 14th day of November, 1994.

Clay W. Huddleston

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 Clay W. Huddleston, the 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 seal, at office in Nashville, Tennessee, this 14th day of November, 1994.

NOTARY PUBLIC

My Commission Expires: 1/25/97

EXHIBIT A BOOK 9521 PG 256

Land in Davidson County, Tennessee, being the easterly part of Lot No. 2 and the westerly part of Lot No. 3 on the Map of the Subdivision of Lots No. 11, 3, 46, part of 10, 44-B, and 47, Belle Meade Plan No. 2, of record in Book 421, page 55, Register's Office for said County, part of Lot 47 on the Map of Belle Meade Subdivision No. 2, of record in Book 421, page 51, and described according to a copy of a survey thereof made February 21, 1948, by John M. Sullivan, County Surveyor, as follows:

Beginning at a point in the southerly margin of Iroquois Avenue 200 feet east of the easterly margin of Belle Meade Boulevard, said point being 36.84 feet more or less east of the line between Lots No. 1 and 2; thence South 4° 01' East 218 feet more or less to a point which is 185 feet east of the easterly margin of Belle Meade Boulevard; thence easterly 183.79 feet (erroneously called for in deeds as being 200 feet) to a point which is 100 feet west of an old iron pipe; thence North 0° 15' East 218 feet to the south margin of Iroquois Avenue; thence with the margin of same, westerly 200 feet to the beginning.

Being the same property conveyed to Clay W. Huddleston and wife, Lola S. Huddleston by deed from Mildred P. Prevo, a widow, of record in Book 3402, page 15, said Register's Office, the said Lola S. Huddleston having since died.

This conveyance is made subject to the following exceptions:

1. Sanitary Sewer easement conveyed to the City of Belle Meade, of record in Book 5787, page 253, said Register's Office.

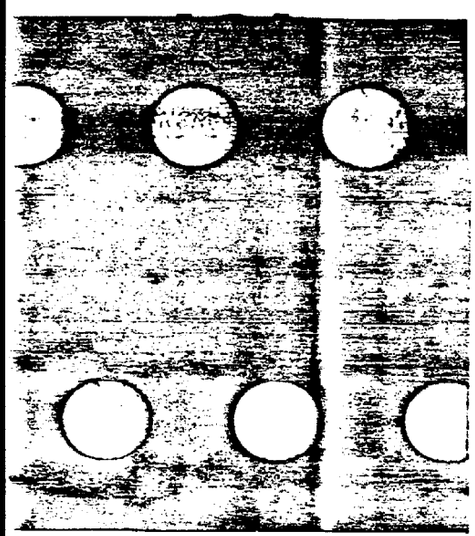
4221 11/15 0101 03CHECK 1123.00

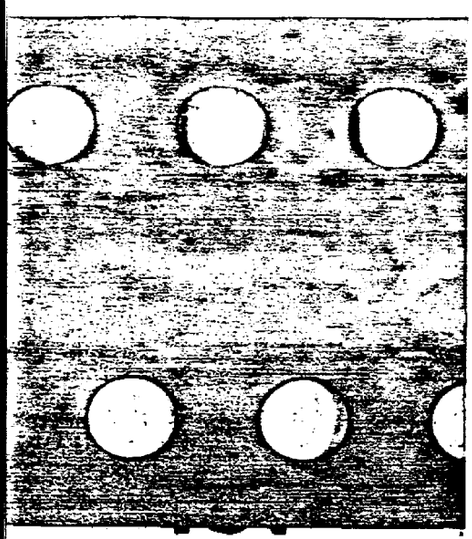
09131

IDENTIF. & REFERENCE

94 NOV 15 PM 4:24

REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9521 PG 257

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 300000.00
~~CO TX~~ 1110.00
PRFEE 1.00
WDEED 12.00
TOTAL 1123.00
CHECK 1123.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/15/94 01 16:24 0001 4221

09131
IDENTIF. & REFERENCE

94 NOV 15 PM 4:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 854298