Map

This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 9567 PG 935

ADDRESS NEW OWNER:
Carriage House Realty & Auction Company
2542 N. Mt. Juliet Road
Mt. Juliet, Tennessee 37122

SEND TAX BILL:
To Owner

MORTGAGEE:
Paulesse N. Sloan Craft and husband, Joe Ralph Craft
144 Brandon Trail
Smyrna, Tennessee 37167

MAP AND PARCEL:
Map 65-0
Group
Parcel 2D

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, we, **Paulesse N. Sloan Craft and husband, Joe Ralph Craft**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Carriage House Realty & Auction Company**, a Tennessee corporation, hereinafter called the Grantee, its successors 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 George 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 a marker in the easterly boundary line of the Baptist Church property; thence with the easterly boundary line of the same S 7 degrees 59 minutes 21 seconds 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 degrees 33 minutes 2 seconds East 38.1 feet to a marker; thence on a radius of 425.14 feet of Saundersville Road 118.1 feet more or less, in the point beginning.

Being the same property conveyed to J. Douglas Sloan, II and wife, Paulesse N. Sloan by deed from J. Dan Coggin and wife, Marguerite Coggin, dated June 6, 1983, as of record in Book 6070, page 226, Register's Office for Davidson County, Tennessee. This is also the same property divested out of the said J. Douglas Sloan and vested in Paulesse N. Sloan by Court Order filed for record in Book 9053, page 172, said Register's Office; and also being the same property wherein the said Paulesse N. Sloan, now Craft, deeded an interest as tenants by the entireties in Joe Ralph Craft, by instrument of record in Book 9416, page 572, said Register's Office.

This is improved property known as 4331 Saundersville Road, Old Hickory, TN 37138.

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This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is additionally made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 5800, page 31, said Register's Office, including but not limited to a 40 foot minimum building setback line from Saundersville Road; a 10 foot sewer line easement across the northeast corner and an easement for joint access on the northeast corner; and all notes of record upon said Plat, to which reference is here made for the exact details thereof.

Real property taxes for 1995 have been settled between the parties, and are the responsibility of Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Carriage House Realty & Auction Company, its successors and assigns, forever; and we, Paulesse N. Sloan Craft and husband, Joe Ralph Craft, do covenant with the said Grantee 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 Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 6th day of January, 1995.

Paulesse N. Sloan Craft

Paulesse N. Sloan Craft

Joe Ralph Craft

Joe Ralph Craft

24158
IDENTIF. & REFERENCE

95 JAN 10 AM 9:28
REGISTER
DAVIDSON COUNTY, TN.

BOOK 9567 PG 937

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Paulesse N. Sloan Craft and husband, Joe Ralph Craft, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 6th day of January, 1995.

Patricia M. Swin
NOTARY PUBLIC

My Commission Expires: February 3, 1997

STATE OF TENNESSEE)
COUNTY OF WILSON)

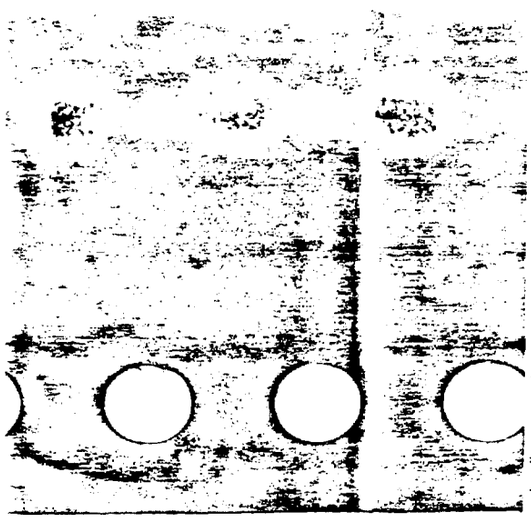
The actual value or consideration, whichever is greater, for this transfer is $ 120,000.00.

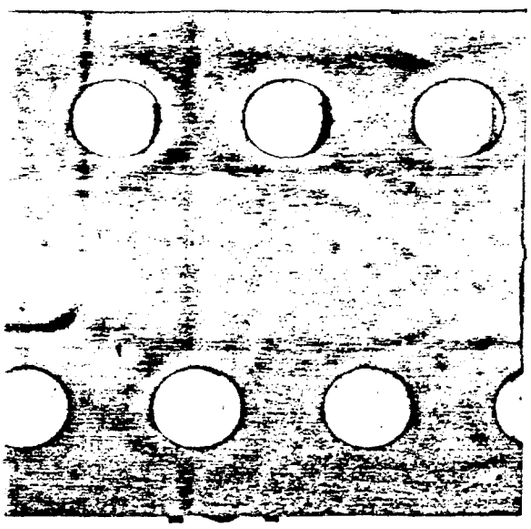
Robt L Craft Jr.
AFFIANT

Subscribed and sworn to before me
this 6th day of January, 1995.

Patricia M. Swin
NOTARY PUBLIC
My Commission Expires: February 3, 1997

0685 01/10 0101 03CHECK 457.00





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

RECEIVED OF _____

FOR _____

BOOK 9567 PG 938

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	
				120000.00
			CON TX	444.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	457.00
			CHECK	457.00
01/10/95	01		09:28 0001	0685

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24158
IDENTIF. # REFERENCE

95 JAN 10 AM 9:28

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 870543