PREPARED BY (AND RETURN TO):

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WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10635 PG 987

W & I Ref: (fh) Title No: 39248
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael G. Craft Kimberly Craft 410 Sunnyside Drive Nashville, TN 37205	Capital Bank & Trust Company 1820 West End Avenue Nashville, Tennessee 37203

TAX MAP-PARCEL NUMBERS: 116-11-44

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 471,400.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Constantine Potanin and spouse, Ann Louise Potanin,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael G. Craft and spouse, Kimberly Craft,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 15, all of Lot No. 16 and the southerly 20 feet of Lot No. 17 of Block "E" on the map of the Malone property, called Honeywood Subdivision, not of record, described according to survey made by W.B. Southgate, Surveyor, July 1931, as follows:

BEGINNING on the easterly margin of Sunnywide Drive at the northwest corner of the property conveyed to Thomas M. Trabue and wife, Martha Trabue, by deed from Victor H. Stromquist and wife, of record in Book 2087, Page 23, Register's Office for said County; thence with Trabue's northern boundary line, easterly 283 feet, more or less, to said Trabue's northeast corner; thence northerly 170 feet to the southeast corner of the property conveyed to Patricia Potter McDonald and husband by deed from William Frank Cox and wife, of record in Book 2279, Page 343, said Register's Office; thence with said McDonald's southern boundary line, westerly 284 feet to the easterly margin of Sunnyside Drive; thence with the same, southerly 170 feet to the beginning.

BEING the same property conveyed to Constantine and Ann Louise Potanin, husband and wife, by deed from Albert J. DelFavers and wife, Ella F. DelFavers of record in Book 4833, Page 889, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This is improved property, known as: 410 Sunnyside Drive, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

BOOK 10635 PG 988

WITNESS THE EXECUTION HEREOF this 3rd day of October, 1997.

Constantine Potanin

Ann Louise Potanin

Constantine Potanin **Ann Louise Potanin**

State of Tennessee
County of Davidson

On this 3rd day of October, 1997, before me the undersigned authority, personally appeared **Constantine Potanin** and **Ann Louise Potanin**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 471,400.00

Michael A. Ruff
Affiant

Sworn and subscribed before me on the 3rd day of October, 1997.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

0356122
IDENTIF. & REFERENCE

97 OCT -6 PM 12:40
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

6767 10/06 0101 03CHECK 1753-1

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

RECEIVED OF _____

FOR _____

BOOK 10635 PG 989

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 471400.00
CON TX 1744.18
PRFEE 1.00
WDEED 8.00
TOTAL 1753.18
CHECK 1753.18

10/06/97 01 12:41 0001 6767

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0356122
IDENTIF. ↑ REFERENCE

97 OCT -6 PM 12:40
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1206105