B436

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD, LLP
200 Fourth Avenue North
Nashville, TN 37219-0375

BOOK 10667 PG 633

WARRANTY DEED

Name and Address of New Owner:
Eugene Crafton
1017 Flintlock Court
Nashville, Tennessee 37217

Send Tax Bills To:
New Owner

Street Address of Subject Property:
1017 Flintlock Court
Nashville, Tennessee 37217

Map-Parcel No:
135-16-A-10

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee , and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **WILLIAM L. VENTRESS AND PATRICIA CHRISTENSEN, formerly known as PATRICIA CHRISTENSEN VENTRESS**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **EUGENE CRAFTON**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as more particularly described:

> Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Subdivision for Tracts 8, 9 and 10 of Nashboro Village of record in Book 5200, pages 186, 187, 188 and 189, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.
>
> Being the same property conveyed to William L. Ventress and wife, Patricia Christensen Ventress, by Deed from James B. Snyder and wife, Gabriele M. Snyder, of record in Book 7886, page 835, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. Declaration of Covenants, Conditions and Restrictions of record in Book 4827, page 14, and Book 5465, page 561, as amended in Book 5588, page 429, Register's Office for Davidson County, Tennessee.

2. Matters shown on Plan of record in Book 5200, pages 186, 187, 188 and 189, in said Register's Office.

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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 31st day of October, 1997.

William L. Ventress

William L. Ventress

BY: James F. Curley, Jr.

James F. Curley, Jr., his Attorney-in-Fact

Patricia Christensen

Patricia Christensen

BY: James F. Curley, Jr.

James F. Curley, Jr. her Attorney-in-Fact

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James F. Curley, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of William L. Ventress and Patricia Christensen, as their Attorney-in-Fact, as the free act and deed of the within named William L. Ventress and Patricia Christensen.

WITNESS my hand and seal, this the 31st day of October, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
State of Tennessee

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value whichever is greater, for this transfer is $152,500.00.

Affiant

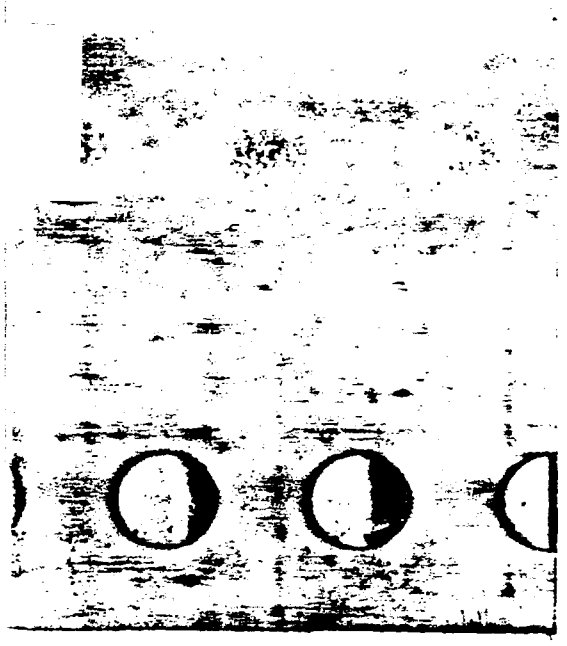
Subscribed and sworn to before me, this the 31st day of October, 1997.

NOTARY PUBLIC

MY commission expires:

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
State of Tennessee

0365316
07 NOV -3 PM 1:09
6655 11/03 0101 03UHEUK 5.17-2



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

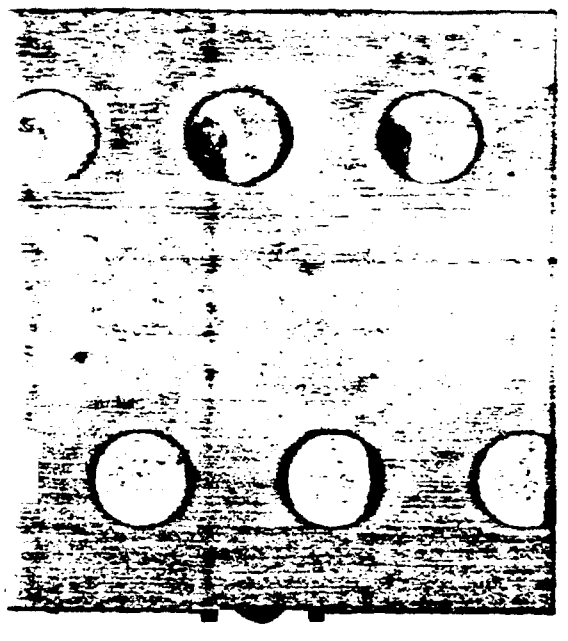
RECEIVED OF _____

FOR _____

BOOK 10667 PG 636

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 152500.00
CON TX 564.25
PRFEE 1.00
WDEED 12.00
TOTAL 577.25
CHECK 577.25
11/03/97 01 13:10 0001 6655

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0365316
IDENTIF. # REFERENCE

97 NOV -3 PM 1:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1215867