22

BOOK 10807 PG 115

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 194,003.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF February 19 98

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JONATHAN D. BRYANT (NAME)	MORTGAGE PORTFOLIO SERVICES, INC. (NAME)	114-7-11
104 OAKHAVEN COURT (ADDRESS)	4144 N. CENTRAL EXPRESSWAY, #900 (ADDRESS)	08D-65473
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	DALLAS, TX 75204 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, C & C DEVELOPMENT AND CONSTRUCTION CO., INC. **AND ERIC CRAFTON AND WAYNE CRAFTON**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JONATHAN D. BRYANT AND JENNIFER P. BRYANT, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 11, on the Final Plat of OAKHAVEN SUBDIVISION, SECTION 2, of record in Book 9700, page 365, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to C & C DEVELOPMENT AND CONSTRUCTION CO., INC., by deed from Bertha Evelyn Heer and Margaret Louise Heer, of record in Book 10488, page 367; and part of the same property conveyed to ERIC CRAFTON and WAYNE CRAFTON, by deed from Johnny Stinson and wife, Donetta Stinson and Billy Frank Stinson of record in Book 9834, page 207, Register's Office for DAVIDSON County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 10353, page 676, said Register's Office, and to the matters set forth in the above referenced plan of record.

SOURCE OF DESCRIPTION: Survey dated January 22, 1998, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

unimproved ( )
This is improved (X) property, known as 104 OAKHAVEN COURT, NASHVILLE, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand S this 19th day of February 19 98

C & C DEVELOPMENT AND CONSTRUCTION CO., INC.

By:
ERIC CRAFTON, PRESIDENT

ERIC CRAFTON

WAYNE CRAFTON

BOOK 10807 PG 116

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 **ERIC CRAFTON AND WAYNE CRAFTON**

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that THEY executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 19TH day of FEBRUARY, 19 98

Commission expires 05/27/2001

I. DYKE TATUM
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared ERIC CRAFTON and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the PRESIDENT and _____ respectively of the C & C DEVELOPMENT AND the within named bargainor, and corporation, and that he as such PRESIDENT and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ERIC CRAFTON as such PRESIDENT, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 19th day of February 1998.

My commission expires May 27, 2001

Notary Public

0404160

98 FEB 24 PM 12:48

7100 02/24 0101 02CHECK

Page 2 of 2

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10807 PG 117

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

CAPT

19400[illegible]-00
COPY TX 717.91
PRFEE 1.00
MDEED 5.00
TOTAL 723.91
CHECK 723.91

02/24/98 01 [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 FEB 24 PM 12:48

0404160

IDENTIF. # REFERENCE

No.1257585