BOOK 10881 PG 507

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **1st** day of **April, 1998** between **Randall L. Craft, Married** , GRANTOR, and **Oneida Easley, an unmarried woman**, as GRANTEE.

W I T N E S S E T H, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee(s)' heirs forever the following described land located in the County of **Davidson**, State of Tennessee, to-wit:

All of Lot No. 2 and the Southerly 10 feet of Lot No. 3 in Ira Crandall's Plan of Lots, as of record in Book 17, Page 297, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Said property herein conveyed fronts, all together, 60 feet on the west side of 12th Avenue, North, formerly Sangster Street, and runs back west between parallel lines 130 feet, more or less, to an alley.

BEING the same property conveyed to Randall L. Craft by deed from William A. Thompson and wife, Laurel Dorena Davis Thompson, of record in Book 10337, Page 524, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 17, page 297, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Spouse of Randall L Craft does not join this conveyance, for the property was not a principal residence.

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, their heirs and assigns, forever; and we do covenant with 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 Grantee, his/her heirs 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.

IN WITNESS WHEREOF, Grantors s hereunto set his/her hand and seal this day and year first above written.

WITNESSES

Randall L. Craft,

2513 04/09 0101 03CHECK 165-89

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FILED FOR RECORD
REGISTER
DAVIDSON COUNTY, TN.

0424065

IDENTIFICATION REFERENCE

COUNTY OF DAVIDSON
STATE OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randall L. Craft, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this1st day of April, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

COUNTY OF DAVIDSON
STATE OF TENNESEE

The actual consideration or value, whichever is greater, for this transfer is $42,402.00

Oneida Easley
Affiant

Subscribed and sworn before me this 1st day of April, 1998

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Prepared by:
Equity Search, Inc.
2323 Hillsboro Road #506
Nashville, TN 37212

Address of New Owner:
Oneida Easley
2003 12th Avenue North
Nashville, Tennessee 37208

Send Tax Bills To:
Southern Pacific Funding Corporation, A California Corporation
4144 North Central Expressway #900
Dallas, Texas 75204

Map & Parcel No.
Map: 81 -7 Parcel: 96

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10881 PG 509

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	42402.00
CON TX	156.89
PRFEE	1.00
WDEED	8.00
TOTAL	165.89
CHECK	165.89

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/09/98 01 15:23 0001 2513

0424065
IDENTIF. & REFERENCE

98 APR -9 PM 3:22

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1278685