BOOK 10939 PG 284

File in Box No. 19 B

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE #98-5-31-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 179,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF May 19 98
Notary Public
MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
CHRISTOPHER PAUL KELLY	CALVARY BANKING	MAP 114-07
(NAME)	(NAME)	
7517 Oakhaven Trace	114 West College Street	PARCEL 014
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Murfressboro, TN 37130	FB #08D-65476
(CITY) (STATE) (ZIP)	(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 CHRISTOPHER PAUL KELLY AND WIFE, TINA CHERYL KELLY

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. 14 on the Final Plat of Oakhaven Subdivision, Section 2, a Planned Unit Development, of record in Book 9700, Page 365, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Eric Crafton and Wayne Crafotn, 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; and also being part of the same property conveyed to C & C Development and Construction Co., Inc., by Deed from Margaret Louise Heer and Bertha Evelyn Heer, of record in Book 10538, Page 691, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaraation of Covenants, Conditions and Restriction of Oakhaven, of record in Book 10353, Page 676, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Legal Continued on Page 2

9739 05/20/0101 03CHECK 673.15

unimproved ( )
This is improved (X) property, known as 7517 Oakhaven Trace, 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 my hand this 15th day of May 1998

C & C DEVELOPMENT AND CONSTRUCTION CO., INC.
By:
ERIC CRAFTON, PRESIDENT

ERIC CRAFTON

WAYNE CRAFTON
By: Eric Crafton, Attorney-in-Fact

Legal Continued from Page 1

THIS instrument is being executed in behalf of Wayne Crafton pursuant to a Power of Attorney executed by same on the BK/10939/PG 281 day of May, 1998, and being filed for record simultaneously herewith.

"Subject property is NOT now or ever has been the principal place of residence of the Grantors herein."

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, the bargainor, 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 for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of May, 1998.

My Commission Expires: 7/24/99

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of May, 1998, before me personally appeared ERIC CRAFTON, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of WAYNE CRAFTON, and acknowledged that he executed the same as the free act and deed of the said WAYNE CRAFTON.

My Commission Expires: 7/24/99

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon his oath, acknowledged himself to be the PRESIDENT, of C & C DEVELOPMENT AND CONSTRUCTION CO., INC., the within named bargainor, a corporation, and that he as such Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Officer.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of May, 1998.

My Commission Expires: 7/24/99

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

98 MAY 20 AM 10:

0440202

IDENTIFICATION REFERENCE

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

RECEIVED OF _____

FOR _____

BOOK 10939 PG 286

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
179500.00
CON TX 664.15
PRFEE 1.00
WDEED 8.00
TOTAL 673.15
CHECK 673.15
05/20/98 01 10:53 0001 9739

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0440202
IDENTIFICATION REFERENCE

98 MAY 20 AM 10:52

REGISTER
DAVIDSON COUNTY, TN.

No. 1295721