WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(37118)

BOOK 11128 PAGE 633

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
23rd DAY OF September, 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Davis (NAME)	FT Mortgage Companies DBA First (NAME)	92-5-202
712 23rd Street (ADDRESS)	P.O. Box 146 (ADDRESS)	8DA-25478
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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, Randall L. Craft and wife, Alice M. Craft

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William R. Davis, married and wife, Laura D. Davis

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. 4 on the Plan of the Resubdivision of Lot No. 3, West Nashville Annex of record in Book 4175, Page 112, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 55.17 feet on the easterly side of 23rd Street and runs back 123.16 feet on the southerly line and 148.02 feet on the northerly line to a line in the rear which measures 60.52 feet thereon.

BEING the same property conveyed to Randall L. Craft by deed from Contimortgage Corporation of record in Book 10977, Page 875, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

Alice M. Craft, wife of Randall L. Craft, joins in this Warranty Deed only for the purpose of conveying such marital rights if any that she may have in and to said property.

unimproved ( )
This is improved (X) property, known as 712 23rd Street, 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 23rd day of September, 19 98

X Randall L. Craft
Randall L. Craft

X Alice M. Craft by Randall L. Craft AIF
Alice M. Craft by Randall L. Craft as atty. in fact

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 Randall L. Craft

the bargainor, with whom I am personally acquainted or proved to me on the busis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of September, 1998.

Commission expires 5/26/02

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such 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 as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

State of Tennessee
County of Davidson

On this the 23RD day of SEPTEMBER, 1998, before me personally appeared RANDALL L. CRAFT to me known to be the person who executed the foregoing instrument in behalf of ALICE M. CRAFT as HER Attorney in Fact, and acknowledged that HE executed the same as the free act and deed of the said ALICE M. CRAFT.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 23RD day of SEPTEMBER, 1998.

My Commission Expires:
5/26/02

Notary Public

0492688
IDENTIF. ↑ REFERENCE

98 SEP 28 AM 10:25
REGISTER
DAVIDSON COUNTY, TN.

5942 09/28 0101 03CHECK 306-63

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

RECEIVED OF _____

FOR _____

BOOK 11128 PAGE 635

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 79900.00
				CON TX 295.63
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 306.63
				CHECK 306.63
09/28/98	01			10:26 0001 5942

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0492688
IDENTIF. & REFERENCE

98 SEP 28 AM 10:25

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

No. 1351264