This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
109 Suite
First American Center
Nashville, TN 37238-0109

ADDRESS NEW OWNER:
Wayne Hackney
1216 Gallatin Pike
Nashville, TN 37206

SEND TAX BILL:
To Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 072-10
GROUP
PARCEL 197

WARRANTY DEED

1206 06/17 0101 03CHECK 348.0

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, George W. Crafton, William B. Crafton, and Sarah E. Crafton ~~Bance~~ Bank of 36, as Trustees under Irrevocable Trust dated December 31, 1976, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Wayne Hackney, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 11th, formerly the 18th, Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Map showing division of Mrs. Lucinda Litton's land, as of record in Book 421, page 108, Register's Office for said County, being part of an unnumbered lot and the westerly 10 feet of the northerly 64 feet of Lot No. 35 on the Map of Eastmoor Place, as of record in Book 547, pages 177 and 178, said Register's Office.

Said part of Lot No. 3 or unnumbered lot fronts 64 feet on the easterly side of Gallatin Pike, as widened, and together with said part of Lot No. 35 runs back between parallel lines 253.3 feet, more or less, to the westerly line of the property conveyed to Lula May Martin by deed from B. R. Kennedy and wife, of record in Book 1272, page 516, said Register's Office.

BEING the same property conveyed to George W. Crafton, William B. Crafton, Sarah E. Crafton and William Thomas West, as Trustees under Irrevocable Trust dated December 31, 1976, by deed from George Boyd Crafton and Martha W. Crafton, as of record in Book 5128, page 714, and as corrected by instrument of record in Book 5192, page 116, Register's Office for Davidson County, Tennessee. The said William Thomas West has since died and Sarah E. Crafton has since married and is now known as Sarah E. Crafton ~~Bance~~ Banko.

This is improved property known as 2704 Gallatin Road, Nashville, TN 37216.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Wayne Hackney, his heirs and assigns, forever; and we, George W. Crafton, William B. Crafton, and Sarah E. Crafton ~~Banco~~ Banko (SD), as Trustees under Irrevocable Trust dated December 31, 1976, do covenant with the 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 said Grantee, his 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.

Witness our hands this the 9th day of June, 1999.

George W. Crafton, Trustee

William B. Crafton, Trustee

Sarah E. Crafton ~~Banco~~ Banko, Trustee

STATE OF OHIO)
COUNTY OF HAMILTON)

Personally appeared before me, **William Boyd Crafton**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Trustee under [the] Irrevocable Trust dated December 31, 1976, and is authorized to execute this instrument on behalf of said Trust.

Witness my hand, at office this 8th day of June, 1999.

Notary Public

My Commission Expires: 5-24-2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, ~~George W. Crafton and~~ Sarah E. Crafton ~~Banco~~ Banko, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the

purposes therein contained, and who further acknowledged that they are Trustees under [the] Irrevocable Trust dated December 31, 1976 and are authorized to execute this instrument on behalf of said Trust.

Witness my hand, at office this 9th day of June, 1999.

Aubrey Freddie Clay
Notary Public

My Commission Expires: _____

AUBREY FREDDIE CLAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $90,000.00.

Wayne Hackney
AFFIANT

Subscribed and sworn to before me
this 9th day of June, 1999.

Aubrey Freddie Clay
NOTARY PUBLIC

My Commission Expires: _____

AUBREY FREDDIE CLAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TN.
County of Davidson

W.

Personally appeared before me, George Crafton, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the pruposes therein contained, and who further acknowledged that he is a Trustee under (the) Irrevocable Trust dated December 31, 1976, and is authorized to execute this instrument on behalf of said Trust.

Witness my hand, at office this 9th day of June, 1999.

Vickie Bradburg
Notary Public

My Commission Expires: 08/25/2000

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

06011173
INDEXING REFERENCE
99 JUN 17 PM 2:49
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0601173

INDEXING REFERENCE

99 JUN 17 PM 2:49

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11532 PAGE 830

CAMT	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	348.00
CHECK	348.00

06/17/99 01 14:52 0001 1206

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1479788