Box 60

BOOK 11600 PAGE 413

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $239,500.00.

Allen W. Cragon
Affiant

Subscribed and sworn to before me, this 30th day of July, 1999.

Rebecca L. Richardson
Notary Public

My Commission Expires: 3/24/01

Address New Owner As Follows:
Allen W. Cragon and wife,
Julie D. Cragon
6305 Harding Road
Nashville, TN 37205

Send Tax Bills To:
First Union Mortgage
P. O. Box 1874
Coraopolis, PA 15108-6095

Map-Parcel Number:
Map129-08-0-014.00
7DZ 00889

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL OWEN DUFFY, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ALLEN W. CRAGON AND WIFE, JULIE D. CRAGON**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Section 1, Warner Park Valley, Revised, of record in Book 3600, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee.

Said Lot fronts 205 feet on the southerly side of U. S. Highway 70 South, and runs back 424.93 feet on the easterly line and 418.41 feet on the westerly line to a broken line in the rear on which it measures 213.64 feet.

Being the same property conveyed to Michael Owen Duffy by deed from Mildred s. Rust, a widow, of record in Book 10090, page 294, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 3466, page 89, as amended at Book 3770, page 81 and Book 3577, page 511, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 3600, pages 12, 13 and 14, Register's Office for said County.

This is improved property known as 6305 Harding Road, Nashville, TN 37205.

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 30th day of July, 1999.

Michael Owen Duffy

Michael Owen Duffy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL OWEN DUFFY, UNMARRIED**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of July, 1999.

Notary Public

My Commission Expires: 10/27/99

06191690

IDENTIF. & REFERENCE

99 AUG -2 PM 3:57

REGISTER
DAVIDSON COUNTY, TN.

05% 08/02 0101 03CHECK 897.15

119336.1

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

06/9/69
IDENTIF. ✦ REFERENCE

99 AUG -2 PM 3:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

			CAMT	
				239500.00
			CON TX	886.15
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	897.15
			CHECK	897.15
08/02/99	01	16:03	0001	0584

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1498810