WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Eugene Glen Monroe Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF March, 2000

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Instr:200003160026980 Page: 1 OF 2
REC'D FOR REC 03/16/2000 11:10:58AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $629.00

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugene G. Monroe, Jr. (NAME)	Sunbelt National Mortgage (NAME)	MAP 129-8
106 Brookfield Avenue (ADDRESS)	2974 LBJ Freeway, Suite 200 (ADDRESS)	PARCEL 119
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Dallas, Texas 75234 (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, Debra Craft Jett and Laurie Davidson and Martha Jane Craft and Debra Craft Jett, Executrix of the Estate of Dr. Robert E. Craft

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eugene G. Monroe, Jr., unmarried

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. 3 of Block "E" on the Second Revised Plan of Highlands of Belle Meade, Number 2, of record in Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert E. Craft, unmarried, by deed from Akitsugu Saito and wife, Reiko Saito, of record in Book 5140, page 801, said Register's Office. Robert E. Craft has since died. Deborah Craft Jett and Laurie Davidson are the devisees under the Will of Dr. Robert E. Craft of record in Will Book 224, page 49, Probate Court Clerk's Office for Davidson County, Tennessee. Martha Jane Craft was granted an elective share pursuant to Order filed October 19, 1999, of record in Minute Book 436, page 306, Probate Court for Davidson County, Tennessee. Dr. Robert E. Craft was one and the same person as Robert E. Craft. Deborah Craft Jett, Executrix of the Estate of Dr. Robert E. Craft, joins in executing this deed to convey any interest which said estate may have in and to the above property.

This conveyance is subject to (a) 2000 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1130, page 72, said Register's Office; and (c) restrictive covenants of record in Book 2196, page 180, said Register's Office.

unimproved ( )
This is improved (X) property, known as 106 Brookfield Avenue, Nashville, Tennessee 37205
(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 our hand s this 15th day of March 2000

Debra Craft Jett
Debra Craft Jett

Laurie Davidson
Laurie Davidson

Martha Jane Craft
Martha Jane Craft

Debra Craft Jett, Executrix
Debra Craft Jett, Executrix of the Estate of Dr. Robert E. Craft

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 Debra Craft Jett and Laurie Davidson and Martha Jane Craft

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of March, 2000.

Commission expires _____

Notary Public

ROBERT E. PUGOS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE Exp. 03/04/2001

~~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 _____, _____.~~

~~My commission expires _____~~

~~Notary Public~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a notary public for said county and state, Debra Craft Jett, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix for the Estate of Dr. Robert E. Craft and executed the within instrument as such Executrix.

Witness my hand and seal this 15th day of March, 2000.

ROBERT E. PUGOS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE Exp. 03/04/2001

Notary Public