Davidson County DEEDQC
Recvd: 01/29/01 10:54 3pgs
Fees:14.00 Taxes:0.00

20010129-0008478

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

Jimmy A. Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JANUARY, 2001.

Deborah Dobbs
Notary Public

MY COMMISSION EXPIRES: **OCTOBER 28, 2003**

(AFFIX SEAL)

DEBORAH DOBBS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
JIMMY A. DUNCAN, ATTORNEY AT LAW, 4904 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ERIC CRAFTON	**SAME**	**Map**
(NAME) **7532 Oakhaven Trace**	(NAME)	**Parcel**
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF $1.00 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, WAYNE CRAFTON, UNMARRIED, AND ERIC CRAFTON,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST, UNTO **JIMMY A. DUNCAN, TRUSTEE,** HIS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT NO 1:

BEING a tract of land in the Twenty-third Councilmanic District of Davidson County, Tennessee and located on the west margin of Sawyer Brown Road, north of Charlotte Pike, and south of Old Charlotte Pike and being more particularly described as follows:

BEGINNING on a PK in the centerline of Sawyer Brown Road, said PK being N 01-25-5-0 E 923.22 feet more or less from an iron pin at the intersection of the north right of way of Charlotte Pike and the east right of way of Sawyer Brown Road and said Pk being the southeast corner of the herein described tract and the northeast corner of Bertha Heer as evidenced in Deed Book 3929, Page 97 in the Register's Office of Davidson County, Tennessee, thence;

Leaving said margin and along the south line of the herein described tract and the north line of Heer S 81-16-19 W a distance of 636.61 feet to an iron pin, said pin being the southwest corner of the herein described tract and the northwest corner of Heer, thence;

Leaving said iron pin and along the west line of the herein described tract N 03-30-00 E, passing an iron pin at 157.84 feet, a total distance of 530.00 feet to an iron pin, said pin being the northwest corner of the herein described tract, thence;

Leaving said iron pin and severing the land of Stinson as evidenced in Deed Book 5551, Page 165 (R.O.D.C.) S 74-03-31 E a distance of 577.24 feet to a PK in the centerline of Sawyer Brown Road, said PK being the northeast corner of the herein described tract, thence;

Leaving said PK and along the centerline of Sawyer Brown Road S 08-41-17 E a distance of 269.69 feet to a PK in the Centerline of Sawyer Brown Road, said PK being the beginning of a curve to the right, thence;

Leaving said PK and along the centerline of Sawyer Brown Road and with said curve to the right (said curve having a radius of 2181.18 feet, a delta angle of 00 degrees 11 minutes 36 seconds, a chord bearing S 08-35-29 E, and a chord length of 7.36 feet), an arc length of 7.36 feet to a PK in the centerline of Sawyer Brown Road, the beginning containing 5.453 acres more or less, according to a survey by Jesse E. Walker, RLS PE, dated 9-13-95.

Being the same property devised to Eric Crafton and Wayne Crafton, unmarried, by Will from Johnny Stinson and wife Donetta Stinson and Billy Frank Stinson, in Will Book 9834, Page 207, Register's Office for Davidson County, Tennessee.

TRACT NO. 2:

BEING a tract of land in the Twenty-third Councilmanic District of Davidson County, Tennessee, and located west of Sawyer Brown Road, north of Charlotte Pike, and south of Old Charlotte Pike and being more particularly described as follows:

TO find the beginning start on a PK in the centerline of Sawyer Brown Road, said PK being N 01-25-50 E 923.22 feet more or less from an iron pin at the intersection of the north right of way of Charlotte Pike and the east right of way of Sawyer Brown Road and said PK being the northeast corner of Bertha Heer as evidenced in Deed Book 3929, Page 97 in the Register's Office for Davidson County, Tennessee, thence S 81-16-19 W a distance of 636.61 feet to an iron pin, thence N 03-30-00 E a distance of 157.84 feet to an iron pin, the beginning, thence;

Leaving said iron pin and along the south line of the herein described tract and the north in of a parcel now or formerly belonging to Hulan as evidenced in Deed Book 2042, Page 199 (R.O.D.C.) N 84-56-15 W a distance of 420.61 feet to an iron pin at a fence post, said iron pin being the southwest corner of the herein described tract and the southeast corner of Dave and Blanche Stinson as evidenced in Deed Book 1854, Page 132 (R.O.D.C.), thence;

Leaving said iron pin and along the west line of t he herein described tract and the east line of Dave and Blanche Stinson N 03-35-00 E a distance of 679.70 feet to an iron pin, said pin being the northwest corner of the herein described tract, thence;

Leaving said iron pin and severing the land of Stinson as evidenced in Deed Book 5097, Page 221 (R.O.D.C.) S 84-55-43 E a distance of 419.63 feet to an iron pin in the west line of the River Road Church of Christ as evidenced in Deed Book 4752, Page 800 (R.O.D.C.), said pin being the northeast corner of the herein described tract, thence;

Leaving said iron pin and along the east line of the herein described tract S 03-30-00 W, passing an iron pin at 37.81 feet and passing an iron pin at 307.50 feet, a total distance of 679.66 feet to an iron pin, the beginning, containing 6.552 acres more or less, according to a survey by Jesse E. Walker RLS, PE, dated 9-13-95.

Being the same property conveyed to Eric Crafton and Wayne Crafton by deed from Johnny Stinson and wife, Donetta Stinson of record in Book 5097, Page 221, Register's Office for Davidson County, Tennessee.

AND NOW , I, the said Jimmy A. Duncan, Trustee for the express purpose of carrying out the intent of this conveyance do hereby remise, release, and quitclaim all of my right, title and interest in the same property herein above described and set forth unto **ERIC CRAFTON** and wife, **MIIKO CRAFTON** as Tenants by the Entirities.

This conveyance is subject to any and all restrictions, conditions, and easements of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved ( ) property, known as Sawyer Brown Road, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever 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 hands this 26th day of **JANUARY, 2001**

Wayne Crafton
WAYNE CRAFTON

Eric Crafton
ERIC CRAFTON

Jimmy A. Duncan
JIMMY A. DUNCAN, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Wayne Crafton, unmarried, and Eric Crafton,** the bargainors, 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 office this 26th day of **JANUARY, 2001.**

My Commission Expires: **OCTOBER 25, 2003.**

Jimmy A. Duncan
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jimmy A. Duncan, Trustee,** 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 office this 26th day of **JANUARY, 2001.**

My Commission Expires: **OCTOBER 25, 2003.**

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Deborah J. Cohen
Notary Public