Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Davidson County DEEDWARR
Recvd: 02/20/01 15:18 3pgs
Fees:15.00 Taxes:85.10
20010220-0015688

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert E. Munn** (hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto (hereinafter referred to as "Grantee(s)"), **Randall L. Craft** it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 9th day of Feb. 2001.

x _____
Robert E. Munn

STATE Of Tennessee
COUNTY Of Williamson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, Robert E. Munn with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 9th day of Feb. 2001.

_____
Notary Public
My Commission expires: 02-22-2001

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES:
February 22, 2004

STATE Of Tennessee
COUNTY Of Williamson

The actual consideration or value, whichever is greater, for this transfer is $23,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

William A Farmer
Affiant

Subscribed and sworn to before me this 9th day of Feb. 2001.

Lola A Taylor
Notary Public

My Commission expires: 02-22-2004

Map and Parcel Numbers: 92/10/71.00

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN
MY COMMISSION EXPIRES:
February 22, 2004

Address of New Owner:
517 31st Avenue North
Nashville, TN 37209

Send Tax Bills To:
same

6-010025

Exhibit A:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit;

Land in Davidosn Count,y Tennessee, being Lot No. 32 on the plan Charlotte Heights, of record in Book 57, page 169, Register's Office for said County.

Said Lot No. 32 fronts 50 feet on the westerly margin of 31st Avenue North, formerly Royal Avenue, and extends back between parallel lines 145 feet to an alley.

Being the same property conveyed to Randall L.Croft from Robert E. Munn by Warranty Deed recorded _____, 2001 simultaneously herewith.

This conveyance is subject to easements and/or setback lines of record in Book 57, page 169, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert E. Munn by deed from Don M. Whitehead of record in Book 5942, page 931, Register's Office for Davidson County, Tennessee.