BOX 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000.00

Nichole Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September, 2001

Robin S. Weakley
Notary Public

MY COMMISSION EXPIRES: 3/18/2003
(AFFIX SEAL)

ROBIN S. WEAKLEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires March 18, 2003

**THIS INSTRUMENT WAS PREPARED BY**
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael Senna (NAME) | Premier Bank of Brentwood (NAME) | MAP 114-7 |
| 7528 Oakhaven Trace (ADDRESS) | 5217 Maryland Way (ADDRESS) | PARCEL 21.00 |
| Nashville, TN 37209 (CITY) (STATE) (ZIP) | Brentwood, TN 37027 (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, Eric Crafton and wife, Miiko Crafton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Senna, 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, TN, being Lot No. 23 on the Final Plat of Oakhaven Subdivision, Resubdivision of Lots 20 and 21 and new Lot 23 of Section 4, of record in Instrument #20010302-0019996, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Eric Crafton and Wayne Crafton by deed from Johnny Stinson and wife, Donetta Stinson and Billy Frank Stinson of record in Book 9834, Page 207, said Register's Office. The said Wayne Crafton, unmarried and Eric Crafton having Quitclaimed to Eric Crafton and wife, Miiko Crafton, as tenants by the entirities, of record in Instrument #200101290008478, said Register's Office. Also being the same property conveyed to C & C Development and Construction Co., by deed from Margaret Louise Heer and Berta Evelyn Heer, each unmarried, of record in Book 10538, Page 691, said Register's Office, and being part of the same property conveyed to Eric W. Crafton by deed from J. Elizabeth Moxham of record in Instrument #200003060021792, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to Eric Crafton and wife, Miiko Crafton by Quitclaim Deed from C & C Development and Construction Co., Inc. of record in Instrument #20010509-0048213, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2001 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Instrument #20010302-0019996, Declaration, Conditions & Restrictions of record in Book 10353, page 676; Easement of record in Book 10227, Page 934; Book 10268, Page 218; all of record in the Register's Office for Davidson County, Tennessee.

CONTINUED / /

unimproved ( )
This is improved (X) property, known as 7528 Oakhaven Trace, Nashville, TN 37209
(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 24th day of September, 2001

E Crafton
Eric Crafton

Miiko Crafton
Miiko Crafton

Davidson County DEEDWARR
Recvd: 10/02/01 10:53 2pgs
Fees:13.00 Taxes:140.60

20011002-0106212

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 Eric Crafton and wife, Miiko Crafton

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 Brentwood, Tennessee, this 18 day of September, 2001.

Commission expires 3/18/2003

ROBIN S. WEAKLEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

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 _____.

My Commission Expires March 18, 2003

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

# WARRANTY DEED

## FROM

Eric Crafton and wife, Miiko Crafton

## TO

Michael Senna

## RETURN TO:

**GREGORY S. PERRONE**
**ATTORNEY - AT - LAW**
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027