Davidson County DEEDWARR
Recvd: 01/11/02 12:08 2pgs
Fees:13.00 Taxes:74.00
20020111-0004765

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00.

Eric Crafton
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 9th day of January, 2002.

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires:
My Commission Expires MAR. 27, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Eric Crafton
1232 North 2nd Street
Nashville, Tennessee 37207

SEND TAX BILLS TO:

MAP-PARCEL NUMBERS:
Map 71-15, parcel 326

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael W. O'Neill,** hereinafter referred to as Grantors, hereby transfer and convey to **Eric Crafton** hereinafter referred to as Grantee, his 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. 122, on the Plan of Sharpe and Horn's Section Addition, as of record in Book 161, page 53, Register's Office for Davidson County, Tennessee. Said Lot No. 122 fronts 50 feet on the westerly side of North 2nd Street and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Michael W. O'Neill by Special Warranty Deed from WMC Mortgage Corporation of record in Instrument No. 20010109-0002879, Register's Office for Davidson County, Tennessee.

County/City Taxes for the year 2002 are a lien not yet due and payable . Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This conveyance is made subject to all conditions, restrictions, easements, plats, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1232 North 2nd Street, Nashville, Tennessee 37207.

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 do 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 I do further covenant and bind myself, my 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 my hand this 9th day of January, 2002.

Michael W. O'Neill

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 Michael W. O'Neill, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of January, 2002.

Notary Public

My Commission Expires

SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005