STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Eric Crafton
Affriant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 2002.

Jimmy A. Duncan
Notary Public

MY COMMISSION EXPIRES: 10-25-20
(AFFIX SEAL)

Davidson County DEEDQC
Recvd: 03/21/02 15:35 3pgs
Fees:22.00 Taxes:0.00
20020321-0035070

THIS INSTRUMENT WAS PREPARED BY
JIMMY A. DUNCAN, ATTORNEY AT LAW, 4908 CHARLOTTE AVE.
NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL
Eric Crafton et al	**same**	**Map 114**
(NAME)	(NAME)	
7532 Oakhaven Trace		**Parcel 87**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I MITZI A. CRAFTON, UNMARRIED, 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:

Land in the 8th Civil District of Davidson County, Tennessee, described partly according to a survey mad by S. H. Hutchison, Surveyor, March 28, 1961, as follows:
BEGINNING at a point south 8 deg. East 251 feet from the intersection of the center of U. S. Highway No. 70 or Charlotte Pike and the eastern boundary line of the property established by decree in Minute Book 52, pages 67 and 499, in the cause of Joseph J. Stephens, et al, vs. Mrs. Cora Couch and husband, Rule No. 61082, Chancery Court at Nashville, a certified copy of which is recorded in Book 2929, page 478. Register's Office for said County, thence south 49 deg. East 63 feet; thence south 22 deg. 30' east 35 feet; thence south 49 deg. West 329 feet to an iron pipe; thence north 80 deg. West 41 feet to an iron pin; thence north 3 deg. West 246 feet to an elm tree; thence north 81 deg. East 240 feet, more or less, to the beginning, containing 1.2 acres, more or less.

Together with the right of ingress and egress to, by, over and along the road running north 8 deg. West from the point of beginning of the center line of U. S. Highway No. 70 or Charlotte Pike.

Being the same property conveyed to Thomas W. Crafton and wife, Mitzi Ann Crafton by deed from William A. McCord and wife, Lois Marie McCord or record in Book 4734, Page 886, 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 in Exhibit "A" unto **ERIC CRAFTON**.

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

This is improved property known as 7661 CHARLOTTE PIKE, NASHVILLE, TN 37209.

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 21st day of March, 2002.

Mitzi Ann Crafton

Mitzi Ann Crafton

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 **Mitzi Ann Crafton**, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of March, 2002.

My commission expires: 10-25-2003.

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 purpose therein Contained.

Witness my hand and official seal at office this 21st day of March 2002.

My commission expires: 10-25-2003.

Notary Public