BOX 28A

0X030168

OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 777,469.42

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, TH
DAY OF April

NOTARY PUBLIC

My Commission expires: 9/28/02

NOTARY PUBLIC AT LARGE DAVIDSON

THIS INSTRUMENT PREPARED BY:
Devereaux D. Cannon, Jr., Attorney, 201 Fourth Avenue, N., Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
GEORGE WEST CRAFTON (NAME)	Union Planters Bank (NAME)	104-14G-147
53 Whitworth Boulevard (ADDRESS)	1900 Charles Bryan Road (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Cordova, TN 38016 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 777,469.42 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

CLEMENTS-BARTOSH INTERESTS, L.L.C.

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

GEORGE WEST CRAFTON AND WIFE, LADONNA B. CRAFTON

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 36, as shown on the Final Plat of Whitworth Phase 2, of record in Book 7900, page 470, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Clements-Bartosh Interests, L.L.C, a Tennessee Limited Liability Company, by deed from Whitworth Properties, L.P., a Tennessee Limited Partnership, of record as Instrument No. 20010419-0038796, said Register's Office.

Davidson County DEEDWARR
Recvd: 04/26/02 12:48 5pgs
Fees:28.00 Taxes:2876.64
20020426-0051670

(See Attached Exhibit "A")

This conveyance is made subject to the following (See attached Exhibit "C")

This is unimproved ( ) improved (X) property, known as 53 Whitworth Boulevard - Nashville, TN 37205
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 25th day of April, 2002.

CLEMENTS-BARTOSH INTERESTS, L.L.C.

BY: James Zimmerman
James Zimmerman, Authorized Agent

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of DAVIDSON }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared JAMES ZIMMERMAN, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the Authorized Agent of CLEMENTS-BARTOSH INTERESTS, L.L.C., the within named bargainor, a Limited Liability Company, and that he, as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by him self as such Authorized Agent.

Witness my hand and official seal at office this 25th day of April 2002.

My Commission expires:
9/28/02

Jo Anna Smith
Notary Public

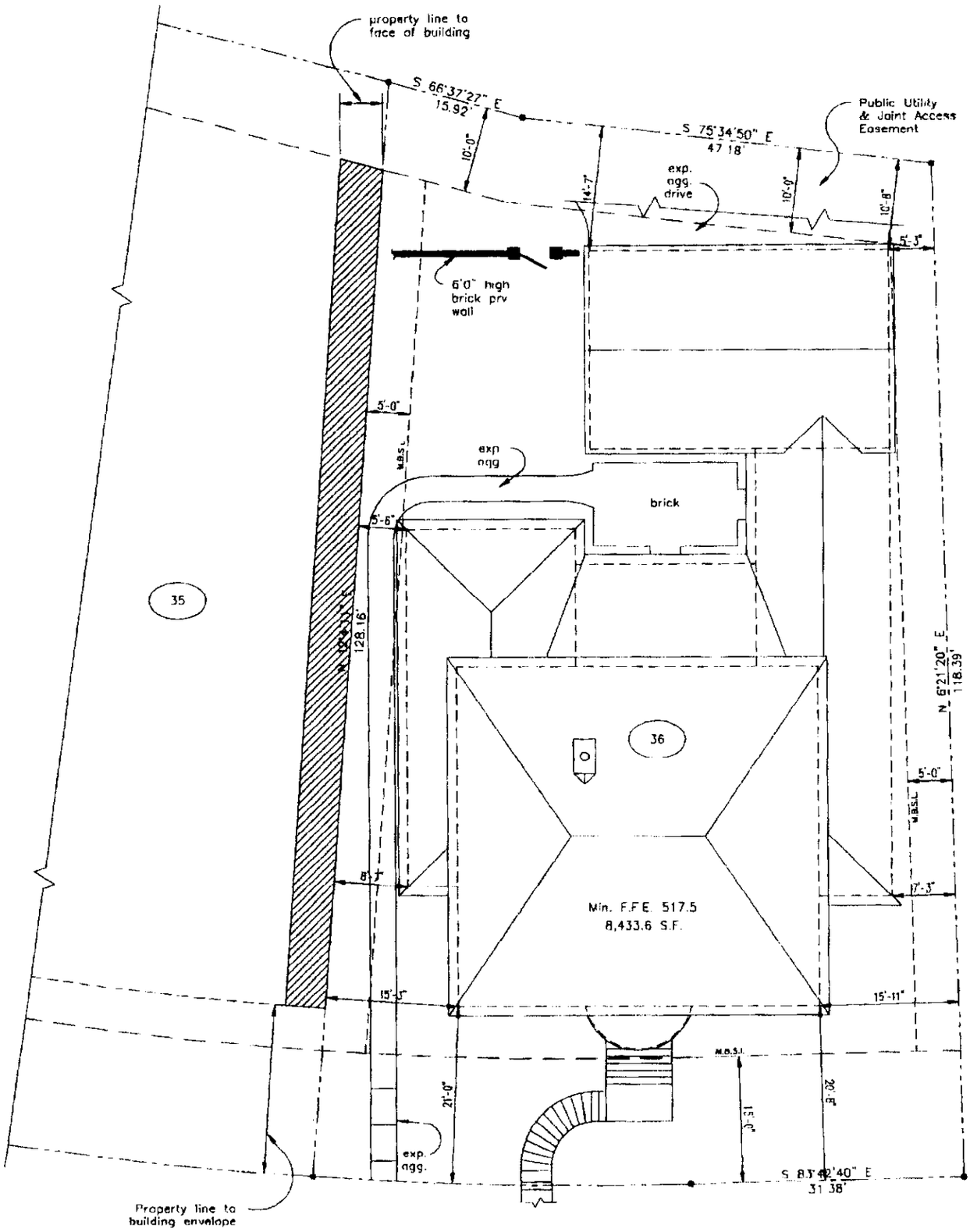
NOTARY PUBLIC AT LARGE DAVIDSON

EXHIBIT "A"

EASEMENT AFFECTING LOT 36 ON THE FINAL PLAT OF WHITWORTH, PHASE 2, OF RECORD IN BOOK 7900, PAGE 470, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

There is hereby granted a perpetual, exclusive easement across Lot 35 on the Final Plat of Whitworth, Phase 2, of record in Book 7900, page 470, Register's Office for Davidson County, Tennessee, for the use and benefit of Lot 36 on the said plan of Whitworth, Phase 2, for courtyard purposes, specifically paving, landscaping, garden, garden structures, swimming pool, and similar purposes, over and across that portion of Lot 35 extending from the easterly face of the residence constructed or to be constructed on Lot 35 and the common boundary line between Lots 35 and 36, running from the rear or northerly line of Lot 35 to the front or southerly wall of the said residence on Lot 35. The approximate location of this easement is shown on the drawing attached hereto and marked Exhibit 'B'. The use of the easement shall not include any planting, structure or improvement attached directly to the residence on Lot 35. The owner of Lot 35 shall have the right to enter upon the easement for the purpose of maintenance and repair of Lot 35 and the improvements thereon, and to use the easement area for drainage purposes, including, but not exclusively, gutters, downspouts, underground pipes, and a swale, but such rights of entry and use shall not unreasonably interfere with the use, benefit, and enjoyment of the easement granted herein.

EXHIBIT "B"



WHITWORTH BLVD

EASEMENTS

1/1

1" = 10'

EXHIBIT "C"

1. Davidson County Taxes for 2002, which have been prorated and assumed by the Grantee.

2. Matters shown on the Plan of record in Book 7900, page 470, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8026, page 305, amended in Book 8282, page 45 and as amended, supplemented and made applicable of record in Book 8830, page 249, and as further amended in Book 8830, page 270, Book 9144, page 153, and Book 9778, page 27, said Register's Office.