PICK-UP

Davidson County DEEDQC
Recvd: 04/30/02 11:43 2pgs
Fees:17.00 Taxes:0.00

20020430-0052790

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Jimmy A. Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF ~~DECEMBER 2000~~ January 2001

Deborah J. Colan
Notary Public

MY COMMISSION EXPIRES: OCTOBER 25, 2005

(AFFIX SEAL)

DEBORAH J. COLAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
JIMMY A. DUNCAN, ATTORNEY AT LAW, 4904 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
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 VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, THOMAS W. CRAFTON, AND MITZI ANN CRAFTON, BOTH 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 made 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 sough 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 AND MITZI ANN CRAFTON, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP.**

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

Unimproved ( )
This is improved(X) property, known as 7661 CHARLOTTE PIKE, NASHVILLE, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 26th day of ~~DECEMBER, 2000.~~ JANUARY, 2001 JAD

Thomas W. Crafton
THOMAS W. CRAFTON

Mitzi Ann Crafton
MITZI ANN CRAFTON

Jimmy A. Duncan
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 **Thomas W. Crafton and Mitzi Ann Crafton, both unmarried,** the bargainors, 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 office this 26th day of ~~DECEMBER, 2000~~ JANUARY, 2001 JAD

My Commission Expires: **OCTOBER 25, 2003.**

Jimmy A. Duncan
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE DAVIDSON COUNTY

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 purposes therein contained.

Witness my hand and official seal at office this 26th day of ~~DECEMBER, 2000~~ January, 2001

My Commission Expires: **OCTOBER 25, 2003.**

Jimmy A. Duncan
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE COHEN