Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
T2019-020
1000001699

FILE BOX 45

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 30 day of May 2002, by Wachovia F/K/A First Union successor by merger.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Randall L. Craft,* Grantee, the following land in Davidson County, Tennessee:

* married

A certain real estate in Davidson County, Tennessee, described as follows:

All that parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Book 3428, Page 478, ID#91-10-182, being known and designated as part of Lot 41, Subdivision of the B.F. Cockrill Farm, metes and bounds property, filed in Plat Book 161, Pages 134 and 135, by fee simple deed from Ervin Demonbreun and Mary Tom Hood Demobreum, husband and wife, as set forth in Book 3428, page 478, dated August 14, 1962, and recorded August 16, 1962, Davidson County Records, State of Tennessee.

Being the same property conveyed to First Union National Bank, by Successor Trustee's Special Warranty Deed from John M. Baird, Successor- Trustee, dated March 5, 2002, recorded March 8, 2002, of record in Instrument No. 200203080029762, Register's Office for Davidson County, Tennessee.

Commonly known as: 5712 Robertson Avenue, Nashville, TN

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto his heirs and assigns forever.

Grantor covenants that it is seised and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

Davidson County DEEDWARR
Recvd: 06/05/02 14:56 3pgs
Fees:18.00 Taxes:170.57
20020605-0068385

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Wachovia F/K/A First Union successor by merger

BY: _____

Edwin F. Stevens - Vice President

Acknowledgment

State of Florida)
)ss.
County of Duval)

Personally appeared before me, the undersigned, a Notary Public, in and for said county and state, Edwin F. Stevens **, the** Vice President **for Wachovia F/K/A First Union successor by merger, with whom I am personally acquainted (or proved to me by satisfactory evidence) and who acknowledges that he/she executed the within instrument for the purposes therein contained, and who further acknowledges that he/she is the** Vice President **for Wachovia F/K/A First Union successor by merger and that he/she as such** Vice President **is authorized to sign on behalf of said Corporation, acting for the maker or a constituent of the maker and is maker, to execute this instrument on behalf of the maker.**

Witness my hand and seal this 30 **day of May 2002.**

_____
Notary Public

My commission expires:

_____
(Seal)

Dale G. Bowden
MY COMMISSION # DD117814 EXPIRES
May 14, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

FILE BOX 45

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $ 46,100.00 , which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5th day of June , 2001.

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:

3-29-03

(Seal)

Property owner and party responsible for payment of taxes:
Randall L. Craft
[redacted] P.O. Box 90964
Nashville, TN 37209

Parcel #91-10-182.00

Return to:

Metropolitan Escrow, Inc.

217 Pineway Drive

Nashville, TN 37217