# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JULY, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

WILLIAM S. CARMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN MY COMMISSION EXPIRES 12/19/2004

Davidson County DEEDWARR
Recvd: 07/09/02 15:42 2pgs
Fees:13.00 Taxes:296.00
20020709-0082653

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, LLC, 231 South Royal Oaks Blvd., Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Floyd Vinson | Irwin Mortgage Corporation | 082-030-340.00 |
| (NAME) | (NAME) | |
| 1022 Stainback Avenue | 400 Interstate N Pkwy, Ste 580 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | Atlanta, GA 30339-5030 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Randall L. Craft**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Floyd Vinson**, HEREINAFTER CALLED THE 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. 88 on the Map of Sharpe and Horn's First Addition, of record in Book 57, page 152, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Randall L. Craft by Special Warranty Deed from UCFC Loan Trust 1998-C, created pursuant to a Pooling and Servicing Agreement, dated as of September 1, 1998, among UCFC Acceptance Corporation, as depositor, United Companies Lending Corporation, as servicer, and Bankers Trust Company of California, N.A., filed as Instrument No. 2002 021500 20184, Register's Office for Davidson County, Tennessee.

**This conveyance is subject to the following: Taxes for the year 2002, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; and all matters appearing on the Plan of record in Plat Book 57, page 152; of record in the Register's Office for ~~Williamson~~ Davidson County, Tennessee.**

unimproved ☐

This is improved ☒ property, known as 1022 Stainback Avenue, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE 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 GRANTEE, his 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 3rd day of July, 2002.

Randall L. Craft
Randall L. Craft

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Randall L. Craft, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of July, 2001.

Notary Public

My Commission Expires:_____

