Davidson County DEEDWARR
Recvd: 07/19/02 09:00 3pgs
Fees:18.00 Taxes:81.40
20020719-0087026

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.] 26b
Randall L. Craft	New Owner	Map 091-07-0
PO Box 90964		Parcel 298.00
Nashville, TN 37209		11161 26B

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Catalino Moreno and wife, Geraldine M. Moreno** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Randall L. Craft, a married person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in the 5th, formerly the 12th, Ward of the City of Nashville, Davidson County, Tennessee, being the westerly 2 ½ feet of Lot No. 1217, all of Lot No. 1219 and the easterly 17 ½ feet of Lot No. 1221 of Block No. 181, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said part of Lot No. 1217, all of Lot No. 1219 and part of Lot No. 1221 front together 45 feet on the northerly side of Michigan Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Catalino Moreno and wife, geraldine M. Moreno, by deed from Ruth C. Hickman, of record in Book 5020, page 442, said Register's Office.

This is improved property commonly known as 5310 Michigan Avenue, Nashville, Tennessee, 37209.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2002 and subsequent years.
2. Plan of record in Book 57, page 74, said Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3610, page 588, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $22,000.00.

Randall R. Cuff
Affiant

Subscribed and sworn to before me this 15th day of July, 2002.

Notary Public

My Commission Expires: 2-19-03

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15th day of July, 2002.

Catalino Moreno

Geraldine M. Moreno

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Catalino Moreno and wife, Geraldine M. Moreno**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of **July**, 2002.

Notary Public

My Commission Expires: 2-19-03