WARRANTY DEED

HEATHER D. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Judith C. Jan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2003.

Heather D Wells
Notary Public

MY COMMISSION EXPIRES: June 27, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALLISON TITLE COMPANY, 116 Wilson Pike Circle, Suite 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben W. Faught	Ben W. Faught	160-11/28.00
(NAME)	(NAME)	
421 Manor View Lane	421 Manor View Lane	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, WE,

Michael M. Kraft and Lois B. Kraft

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ben W. Faught and Patricia K. Faught

, HEREINAFTER CALLED THE GRANTEES, THEIR 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, TN, being Lot No. 128 on the Plan of Phase 5, Hearthstone, of record in Book 6250, Page 2, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael M. Kraft and wife, Lois B. Kraft by Warranty Deed from John F. Stastny and wife, Debra L. Stastny dated June 24, 1994 and filed for record in Book 9389, Page 421, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants contained in an instrument of record inBook 6293, Page 894, Register's Office for Davidson County, Tennessee.

2003 Taxes have been prorated and assumed by the grantees.

unimproved ☐

This is improved ☒ property, known as 421 Manor View Lane, Brentwood, TN 37027
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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.

962.00

Davidson County DEEDWARR
Recvd: 08/21/03 11:56 2pgs
Fees:13.00 Taxes:962.00

20030821-0121467

Witness my/our hand(s) this 27th day of June, 2003.

Michael M. Kraft

Lois B. Kraft

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On June 30, 2003 , before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael M. Kraft and Lois B. Kraft to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of June, 2003.

Commission expires: ~~June~~ 27, 2007

Heather D. Wells Notary Public

My Commission Expires JAN. 27, 2007

HEATHER D. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.