20131

(1)
Box 36

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(_____) Title No: 45632
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/24/04 14:13 2pgs
Fees:13.00 Taxes:4070.00
20040624-0075309

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Andrew D. Crawford Joy J. Crawford 4422 Iroquois Avenue Nashville, Tennessee 37205	AmSouth Bank 2050 Parkway Office Circle Birmingham, Alabama 35244

TAX MAP-PARCEL NUMBERS: 130-2-157

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,100,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **K. Martin Grafton-Grattan and wife, Caroline J. Grafton-Grattan**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew D. Crawford and spouse, Joy J. Crawford** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Tract No. 1: Being the westerly 85 feet of Lot No. 9 and the easterly 30 feet of Lot No. 10 on the Plan of Subdivision of Lots Nos. 11 and 46 of Belle Meade Plan No. 2 as of record in Book 421, page 55, said Register's Office. Said parts of Lots No. 9 and 10 front together 115 feet on the northerly margin of Iroquois Place and run back between parallel lines 200 feet to a dead line.

Tract 2: Being the westerly part of Lot No. 10 on the Plan of Subdivision of Lots Nos. 11 and 46 of Belle Meade Plan No. 2 as of record in Book 421, page 55, said Register's Office. Said part of said lot fronts 202 feet on the easterly margin of Belle Meade Boulevard and runs back between parallel lines 163.5 feet on the northerly line and 140.25 feet on the southerly line, along the northerly margin of Iroquois Place, to the westerly line of the property conveyed to A. Paul Brown and wife, by deed of record in Book 996, page 688, said Register's Office, being a dead line and measuring 200 feet thereon.

Being the same property conveyed to R. Martin Grafton-Grattan and wife, Caroline J. Grafton-Gratton by deed from Willis Corroon Corporation of record in Book 9073, page 774, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; Subject to the matter shown on The Plan of record in Plat Book 421 Page 55, said Register's Office.

And a 10 foot easement for Sanitary Sewer granted to he City of Belle Meade of record in Book 5787, page 249, said Register's Office..

This is improved property, known as: 4422 Iroquois Avenue, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of June, 2004.

K. Martin Grafton-Grattan

Caroline J. Grafton-Grattan

State of TENNESSEE

County of DAVIDSON

On this 18th day of June, 2004 , before me the undersigned authority, personally appeared K. Martin Grafton-Grattan Caroline J. Grafton-Grattan , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY M. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $1,100,000.00

Affiant

Sworn and subscribed before me this the 18th day of June, 2004

Notary Public

My Commission Expires: 3/25/06

STEPHEN L. PORTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.