THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23339-08-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $130,000.00 Affiant Subscribed and sworn to before me this 1st day of September, 2004. Notary Public My Commission Expires: 11-25-06

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Daniel J. Burt 6933 Highland Park Drive Nashville, TN 37205	Coldwell Banker Mortgage 3000 Leadenhall Road Mount Laurel, NJ 08054	Map No.143.03-0B Parcel No. 048.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nanette Nichols Crafton, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel J. Burt, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6933 Highland Park Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of September, 2004.

Nanette Nichols Crafton by Atty In Fact
Nanette Nichols Crafton
By Gloria Houghland, Attorney-in-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gloria Houghland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Attorney-in-Fact for the said Nanette Nichols Crafton and is authorized by the said Nanette Nichols Crafton to execute this instrument on her behalf.

Witness my hand, at office, this 1st day of September, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 09/03/04 13:49 2pgs
Fees:13.00 Taxes:481.00

20040903-0107089

EXHIBIT "A"

A part of Harpeth Glen Condominium Phase III tract as shown per plat of record in Book 4675, page 64, Register's Office for Davidson County, Tennessee, and being Unit No. 6933 on the said section plat together with the accompanying carport as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to Harpeth Glen Condominium, including the Plan and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 4546, page 658, said Register's Office, as amended in Book 4630, page 504, and in Book 4775, page 384, and Book 9797, page 493, in said Register's Office, together with each and all of the rights, privileges and appurtenances therunto belonging, as set forth in the said Master Deed, Plan and Administrative By-Laws including, without limitation, such unit's undivided percentage interest in the land and general common elements.

Being the same property conveyed to Nanette Nichols Crafton by deed dated April 14, 1986 from Bruce Davis, Trustee of record in Book 6859, page 376, Register's Office for Davidson County, Tennessee. Also being the same property in which a one-half undivided interest was conveyed to L. Douglas Haury and wife, Evelyn Haury, by quitclaim deed from Nanette Nichols Crafton and husband, James R. Crafton of record in Book 7040, page 411. The said L. Douglas Haury having since died. Being further conveyed to Nanette Nichols Crafton and husband, James R. Crafton, by quitclaim deed from Evelyn Haury, unmarried, of record in Book 11361, page 268 and being further conveyed to Nanette Nichols Crafton by quitclaim deed from James Richard Crafton of record in Instrument No. 20040709-0082015, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been pro-rated and assumed by the Grantee;
2. Restrictions of record in Book 4546, page 658, Book 4630, page 504, Book 4775, page 384, Book 4872, page 973, Book 9797, page 493;
3. By-Laws of record in Book 5583, page 756, Book 5720, page 447, Book 7538, page 346, Book 8017, page 310; and
4. All matters appearing on the Plan of record in 4675, page 64, Register's Office for Davidson County, Tennessee.