| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**MUDTER, MORGAN & PATTERSON**<br>**2000 Richard Jones Road**<br>**Suite 103**<br>**Nashville, Tennessee 37215**<br>**(615) 383-4429**<br><br>**FTEC File No. 23403**<br>**File Box 9B** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $850,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 15th day of October, 2004.<br><br>Notary Public<br><br>My Commission Expires: |

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner(s):<br>James A. Crafton<br>3827 Cleghorn Avenue<br>Nashville, TN 37215 | Send Tax Bills to<br>New Owner | Tax Information:<br>Map 117-14-0<br>Parcel 038.00<br>FB: 07DA 39255 |

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, VIKING PROPERTIES, LLC, a Tennessee limited liability company, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JAMES A. CRAFTON, ("Grantee"), his 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 3827 Cleghorn Avenue, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his 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 and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

This conveyance is made subject to the following restriction: The Property herein conveyed shall not be used as a chiropractic clinic or for the practice of chiropractic for a period of five (5) years from the date of this deed.

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 this 15th day of October, 2004.

VIKING PROPERTIES, LLC, a Tennessee limited liability Company

By: _____
Arthur G. Lensgraf, Chief Manager

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Arthur G. Lensgraf, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Chief Manager of Viking Properties, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of October, 2004.

_____
Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 10/21/04 13:46 2pgs
Fees:13.00 Taxes:3145.00

20041021-0126902

Exhibit "A"

Legal Description

Land in Davidson County, Tennessee, being the northerly one-half of Lot 30 and the southerly 25 feet of Lot 31 of Block "C" on the Plan of Hillsboro Views Development Company's Subdivision, as of record in Book 974, pages 64 and 65, Register's Office for Davidson County, Tennessee, described as follows:

Said parts of Lot Nos. 30 and 31 front 75 feet on the westerly side of Cleghorn Avenue, and run back between parallel lines, 186 feet to a dead line.

Being the same property conveyed to Viking Properties, LLC by deed dated January 12, 1995 from Arthur G. Lensgraf and wife, Joan A. Lensgraf of record in Book 9574, page 397, Register's Office for Davidson County, Tennessee.

Permitted Encumbrances

1. Real property taxes for the year 2005 and subsequent years.
2. All matters appearing on the Plan of record in Book 974, pages 64 and 65, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County, Tennessee, for sanitary sewers and/or storm drainage, of record in Book 5125, page 974, Register's Office for Davidson County, Tennessee.