Davidson County DEEDWARR
Recvd: 12/06/04 13:58 2pgs
Fees:13.00 Taxes:55.50
20041206-0144977

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Eric Crafton & Miiko Crafton 7557 Oakhaven Nashville, TN 37205	same	Part of 071 15 0 195.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Michael W. O'Neill**, a married man, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Eric Crafton and wife, Miiko Crafton**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Final Plat Stainback Place, of record in Instrument No. 20040916-0111749, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being part of the same property conveyed to Michael W. O'Neill by deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the law of the United States of record in Instrument No. 20040602-0064180, Register's Office for Davidson County, Tennessee.
>
> Subject property is not the principal residence of Grantor.

Subject to the following restrictions and conditions:

1. 2004 property taxes are paid.
2. All matters appearing on the plan of record in Instrument No. 20040916-0111749, said Register's Office.
3. Subject to any and all building and zoning regulations of City, County and State.
4. Any and all visible easements on and across subject property.

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 successors and assigns, forever;

AND I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

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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.

This property is known as: Stainback Avenue, Lot 2, Stainback Place, Nashville, TN.

WITNESS MY HAND this 2nd day of December, 2004, in Franklin, Tennessee.

MICHAEL W. O'NEILL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Michael W. O'Neill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 2nd day of December, 2004.

NOTARY PUBLIC

THOMAS C. JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 7-24-07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $15,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 2nd day of December, 2004, in Franklin, Tennessee.

NOTARY PUBLIC

THC NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 7-24-07

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