File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 07/21/05 13:54 2 pgs
Fees:13.00 Taxes:407.00
20050721-0085078

W & I Ref:(_____) Title No: 46492
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
C. Edward Craft Suk Ing Bong 608 Hibbitts Court Nashville, Tennessee 37214	1st Trust Bank for Savings P.O. Box 17257 Memphis, Tennessee 38187-0257

TAX MAP-PARCEL NUMBERS: 095-12-A-197

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$110,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William J. Grass Nagey and wife, Brenda Q. Nagey**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **C. Edward Craft and spouse, Suk Ing Bong** 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 Lot No. 23 on the Plan of Lakeland, Phase Two, Section Two, of record in Book 7900, Page 103 Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to William J. Grass Nagey and wife, Brenda Q. Nagey by deed dated July 13th, 1994, from Gil Smith d/b/a Precision Homes of record in Book 9409, Page 831 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, Page 103, said Register's Office, which Plan shows a 20 foot minimum building setback line from Hibbitts Court together with a designated building site, and 10 foot easement for public utility and drainage purposes along the rear and southerly lines of said lot. A 2.5 x 25 foot utility anchor easement located on both front corners of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 7826, page 462, Book 8079, page 800 said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 608 Hibbitts Court, Nashville, Tennessee 37214

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 19th day of July, 2005.

William J. Grass Nagey

Brenda Q. Nagey

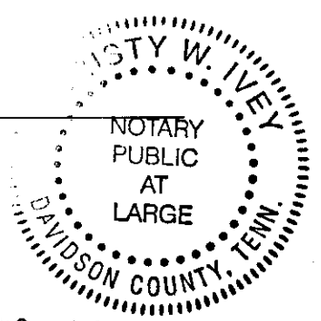
Brenda Q. Nagey

State of TENNESSEE

County of DAVIDSON

On this 19th day of July, 2005 , before me the undersigned authority, personally appeared William J. Grass Nagey and Brenda Q. Nagey , 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: _____



Notary

State of TENNESSEE

County of DAVIDSON My Commission Expires JULY 21, 2007

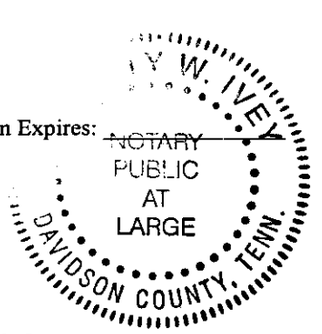
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $110,000.00

Affiant

Sworn and subscribed before me this the 19th day of July, 2005

My Commission Expires: _____



Notary Public

My Commission Expires JULY 21, 2007