20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/19/05 14:36 2 pgs
Fees:13.00 Taxes:170.20

20050819-0099181

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 46,000.00

Austin M Writesman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF August 2005

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL) 9/22/07

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, [illegible], Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austin M. Writesman (NAME)	Same As New Owner (NAME)	MAP 7-15
P.O. Box 1032 (ADDRESS)	(ADDRESS)	PARCEL 28
Goodlettsville, TN 37070 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James W. Crafton and wife, Janet T. Crafton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Austin M. Writesman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 10th Civil District of Davidson County, Tennessee, being Lot No. 67 on the Plan of Grizzard Manor, Section Three, of record in Book 4675, Page 40, Register's Office for Davidson County, and more particularly described as follows:

BEGINNING at a point in the easterly margin of Gaylemore Drive, the common corner of Lots Nos. 66 and 67; thence along said Drive in a northerly direction 199.35 feet to a point, the common corner of Lots Nos. 67 and 68; thence along the line between Lots Nos. 67 and 68 in an easterly direction 168.3 feet to a point, the common corner of Lots Nos. 67, 68 and 69; thence along the line between Lots Nos. 67 and 69, southeasterly 189.9 feet to a point in the line of Lot No. 71; thence in a southerly direction along the line between Lots Nos. 67 and 71, 73.55 feet to a point, the common corner of Lots 67 and 66; thence along the line between Lots Nos. 66 and 67 westerly 268.9 feet to the point of beginning.

BEING the same property conveyed to James W. Crafton by Warranty Deed dated May 21, 1986, from Jack Owen Nixon, of record in Book 6865, Page 480, Register's Office for Davidson County, Tennessee.

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This is unimproved (X) improved ( ) property, known as Lot 67, Grizzard Manor, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness our hand s this 16th day of August, 2005

James W. Crafton
James W. Crafton

Janet T. Crafton
Janet T. Crafton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Crafton and wife, Janet T. Crafton

the bargainor S, 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 and official seal at Goodlettsville, Tennessee, this 16th day of August, 2005.

Commission expires 9/22/07

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Janet T. Crafton joins in this conveyance to relinquish any and all right, which she may have in the herein described property, by virtue of her marriage to James W. Crafton.

This conveyance is subject to taxes for the year 2005, and subequent years, easements and restrictive covenants of record.