BOX 13
10429

This instrument prepared by and return to: FEARNLEY & CALIFF, PLLC
211 Donelson Pike, #113
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 10/25/05 14:19 2 pgs
Fees:13.00 Taxes:654.90
20051025-0128797

WARRANTY DEED

THIS INDENTURE made and entered into this 6th day of October, 2005, by and between BARTON K. CRAVER, a married man, party of the first part, and JAMES FULTON, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land situated in Davidson County, Tennessee, to wit:

Being Lot No. 9 on the Plat of GRANDE VILLA, Section 1, of record in Book 4675, Page 30, Register's Office for said County.

Said Lot 9 fronts 65.07 feet on the northeast margin of Grandville Court and extends back 256.18 feet on the easterly line and 263.09 feet on the southerly line to a line on the rear which is a broken line on which it measures 426.0 feet.

Being the same property conveyed to Barton K. Craver, a married man, dated January 14, 2005, recorded January 20, 2005, of record in Instrument No. 20050120-0007403, in the said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2005 County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Plat Book , Page , all being of record in said Register's Office., and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

BARTON K. CRAVER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared BARTON K. CRAVER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of October, 2005 .

MEMORIE K. WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires September 19, 2009

NOTARY PUBLIC

My Commission Expires:

Property Owner & Address : JAMES ELSTON

Tax Parcel No.: 032-15-0 028.00

Property Address: 108 Grandville Ct.
Nashville, TN 37207

MAIL TAX BILLS TO: Fifth Third Mortgage Co.
336 Main St.
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $177,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 6th day of October, 2005.

NOTARY PUBLIC

My Commission Expires: 7-25-09

Heidi Jo Clayton Notary Public My Comm Exp 07-25-09 State Of TENNESSEE Davidson County