Davidson County DEEDWARR
Recvd: 12/27/05 14:51 2 pgs
Fees:13.00 Taxes:74.00

20051227-0154363

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF November, 2005

Notary Public

MY COMMISSION EXPIRES: 4-25-06
(AFFIX SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires APRIL 25, 2006

WARRANTY DEED

G-MF-05-1215

THIS INSTRUMENT WAS PREPARED BY
RUBY TUESDAY LSO-NOW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall Craft	~~Craft~~ Randell Croft (NAME)	
1215 2nd Avenue South (ADDRESS)	P.O. Box 90964 (ADDRESS)	105-3-254.00
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Nash. TN. 37209 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we APRIL MORTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RANDALL CRAFT, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING PART OF LOT NO. 23 ON THE PLAN OF JOHN NELSON'S ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 2, PAGE 182, REGISTER'S OFFICE FOR SAID COUNTY AND DESCRIBED ACCORDING TO A SURVEY MADE BY W.B. SOUTHGATE, SURVEYOR, MAY 13, 1920, AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF 2ND AVENUE SOUTH, FORMERLY MARKET STREET, 55.4 FEET NORTH OF THE CATHOLIC CHURCH PROPERTY; LOT NO. 23, BEING THE NORTHEAST CORNER OF THE CATHOLIC CHURCH PROPERTY; THENCE WESTERLY WITH THE NORTHERLY LINE OF THE OLD CREGAR LOT, 128 FEET TO THE EASTERLY MARGIN OF AN ALLEY; THENCE NORTHERLY, WITH THE SAME 40 FEET; THENCE EASTERLY 128 FEET TO THE WESTERLY MARGIN OF SECOND AVE., SOUTH; THENCE SOUTHERLY, WITH THE SAME 40 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

The said William C. Morton joins herein to convey any and all marital interest he may have in the above-described property.

BEING THE SAME PROPERTY CONVEYED BY SUBSTITUTE TRUSTEE'S DEED FROM PRIORITY TRUSTEE SERVICES OF TN, L.L.C., AS SUBSTITUTE TRUSTEE TO LASALLE BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR CERTIFICATEHOLDERS OF EMC MORTGAGE LOAN TRUST SERIES 2001-A AS RECORDED ON THE 13TH DAY OF JUNE, 2003 IN INSTRUMENT NO. 20030613-0082052 AND SPECIAL WARRANTY DEED FROM LASALLE BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR CERTIFICATEHOLDERS OF EMC MORTGAGE LOAN TRUST SERIES 2001-A, BY EMC MORTGAGE CORPORATION, AS ATTORNEY-IN-FACT TO APRIL MORTON AS RECORD ON THE 21ST DAY OF JANUARY, 2004 IN INSTRUMENT NO. 20040121-0007963, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2005 property taxes; and b) any and all existing easements and restrictions as shown of record not stated herein.

unimproved (X)
This is improved ( ) property, known as 1215 2nd Avenue South, Nashville, Tennessee 37210
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 8th day of November, 2005

November 9th, 2005.

April Morton

William C. Morton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, April Morton and William C. Morton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of November, 2005.

Notary Public

My Commission Expires: 4-25-06

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires APRIL 25, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903