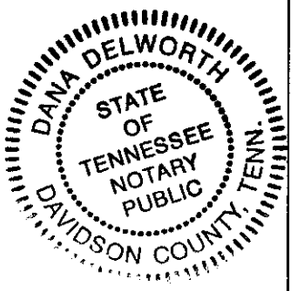
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Karen E. Hoff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 01/24/2009
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/05/06 09:50 2 pgs
Fees:13.00 Taxes:451.40

20060705-0079840

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

D-0735

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Morrison	America's Wholesale Lender	071-15-0 195.00
(NAME)	(NAME)	
1334 Stainback Avenue	4500 Park Granada MSN SVB-314	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Calabasas, CA 91302-1613	
(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, Eric Crafton and Miiko Crafton, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel Morrison and Janiece Morrison, husband and wife, 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 Davidson County, Tennessee, being Lot No. 2 on the plan of Stainback Place of record in Instrument No. 20040916-0111749, Register's Office for said County to which reference is hereby made for a more complete description.

Being the same property conveyed to Eric Crafton and wife, Miiko Crafton by Warranty Deed from Michael W. O'Neill, a married man, dated December 2, 2004, of record in Instrument No. 20041206-0144977, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1334 Stainback Avenue, Nashville, TN 37207
(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 hands this 30th day of June, 2006.

Eric Crafton By Karen Hoff
Eric Crafton by Karen Hoff attorney in fact

Miiko Crafton By Karen Hoff
Miiko Crafton by Karen Hoff attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Karen Hoff, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Eric Crafton and Miiko Crafton, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Eric Crafton and Miiko Crafton. Witness my hand and Notarial Seal this June 30, 2006.

Notary Public

My Commission Expires: 01/24/2009



RETURN TO:

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216