WARRANTY DEED

ADAM LAFEVOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 12, 2008

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

B-TRA-06-907

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy S. Scully	Timothy S. Scully	
907 51st Avenue North (ADDRESS)	(NAME) 907 51st Avenue North (ADDRESS)	91-7-324
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37209 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RANDALL LEE CRAFT, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TIMOTHY S. SCULLY AND WIFE, MAUREEN A. SCULLY AND SUSAN HENDERSON, Unmarried, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY ONE-HALF OF LOTS NOS. 1002, 1004, 1006, AND 1008, BLOCK 167, PLAN NO. 1, WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGES 74 AND 75, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF SAID LOTS FRONT 75 FEET ON THE WESTERLY SIDE OF 51ST AVENUE NORTH, FORMERLY 10TH STREET, AND RUNS BACK BETWEEN PARALLEL LINES WITH THE NORTHERLY MARGIN OF AN ALLEY, 110 FEET TO THE EASTERLY LINE OF LOT NO. 1010.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM ALICE MARIE GHEE CRAFT, NOW A SINGLE PERSON TO RANDALL LEE CRAFT, NOW A SINGLE PERSON AS RECORDED ON THE 6TH DAY OF JULY, 2006 IN INSTRUMENT NO. 20060706-0080541 AND WARRANTY DEED FROM GEORGIA LEE MITCHELL GEORGE, WIDOW TO RANDALL L. CRAFT AS RECORDED ON THE 28TH DAY OF DECEMBER, 2002 IN INSTRUMENT NO. 20021228-0160139, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 907 51st Avenue North, Nashville, Tennessee 37209
(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 17th day of August, 2006.

Randall Lee Craft

Davidson County DEEDWARR
Recvd: 08/24/06 13:42 2 pgs
Fees:13.00 Taxes:425.50

20060824-0104623

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randall Lee Craft, 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 17th day of August, 2006.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903