ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22. 2008

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Randall L. Craft
Affiant

Subscribed and sworn to before me, this 8th DAY OF December, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

B-CRAFT-06-1207

Davidson County DEEDWARR
Recvd: 12/14/06 10:36 2 pgs
Fees:13.00 Taxes:185.00

20061214-0154168

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
Randall L. Craft	New Owner (NAME)	
1207 2nd Avenue South (ADDRESS)	500 Crolew Dr. -PO Box 90464 (ADDRESS)	105-3-250.00
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Nashville 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 CHERYL E. WALKER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RANDALL L. CRAFT, UNMARRIED, 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:

PART OF LOT NO. 22 ON THE PLAN OF JOHN NELSON'S ADDITION, AS OF RECORD IN BOOK 2, PAGE 182, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE WESTERLY MARGIN OF SECOND AVENUE, SOUTH, AT A POINT 102 FEET, MORE OR LESS, SOUTH OF THE SOUTHERLY MARGIN OF CHESTNUT STREET, SAID POINT BEING THE SOUTHEAST CORNERS OF WHAT WAS FORMERLY THE BRYANT LOT; THENCE SOUTHWARDLY 40 FEET TO THE NORTHEAST CORNER OF THE MAHONEY LOT; THENCE WITH SAID MAHONEY'S NORTHEASTERLY LINE, WESTWARDLY 130 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, NORTHWARDLY 40 FEET TO THE SOUTHWEST CORNER OF SAID BRYANT PROPERTY; THENCE WITH SAID BRYANT'S SOUTHERLY LINE, EASTWARDLY 130 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CHERYL E. WALKER BY QUITCLAIM DEED FROM BERTHA WILSON, AN UNMARRIED PERSON, RECORDED ON THE 13TH DAY OF MAY, 1988 IN DEED BOOK 7544, PAGE 218, 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 including those of record in Plat Book 2, Page 182, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1207 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 December, 2006.

Cheryl E. Walker

Melvin Walker

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cheryl E. Walker and Melvin Walker, 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 December, 2006.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

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