Box 8

Davidson County DEEDWARR
Recvd: 01/16/07 15:00 2 pgs
Fees:13.00 Taxes:407.00

20070116-0006367

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF January, 2007.

Notary Public

MY COMMISSION EXPIRES: 3/20/2010
(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

B-BURLEW-07-5310

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
Skip Bruce McPherson	SunTrust Mortgage, Inc.	
5310 Michigan Avenue	(NAME) 201 Fourth Ave. N/7th Floor	91-7-298.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(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 RANDALL LEE CRAFT, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SKIP BRUCE MCPHERSON, 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 THE 5TH, FORMERLY THE 12TH, WARD OF THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 2 1/2; FEET OF LOT NO. 1217, ALL OF LOT NO. 1219 AND THE EASTERLY 17 1/2; FEET OF LOT NO. 1221 OF BLOCK NO. 181, PLAN NO. 1, WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGES 74 AND 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT NO. 1217, ALL OF LOT NO. 1219 AND PART OF LOT NO. 1221 FRONT TOGETHER 45 FEET ON THE NORTHERLY SIDE OF MICHIGAN AVENUE AND RUN BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

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. 20060706-0080540 AND WARRANTY DEED FROM CATALINO MORENO AND WIFE, GERALDINE M. MORENO TO RANDALL L. CRAFT, A MARRIED PERSON AS RECORDED ON THE 19TH DAY OF JULY, 2002 IN INSTRUMENT NO. 20020719-0087026, 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 listed in Plat Book 57, pages 74 and 75 and Easement of record in Book 3610, page 588, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5310 Michigan Avenue, 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 12th day of January, 2007.

Randall Lee Craft

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 12th day of January, 2007.

Notary Public

My Commission Expires: 3-6-10



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