Davidson County DEEDWARR
Recvd: 03/28/07 13:15 2 pgs
Fees:13.00 Taxes:549.45

20070328-0037114

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,500.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF March, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

R-RA-07-7329

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	CTX Mortgage Company, LLC	
7329 Coronado Court (ADDRESS)	3100 McKinnon, Corp. Closing 2nd Floor (NAME) (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Dallas, TX 75201 (CITY) (STATE) (ZIP)	128-14-191.00

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 ROBERTA M. LOGAN, UNMARRIED, 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:

Land in Davidson County, Tennessee, being Lot 138, PLAN OF HARPETH PARK, SECTION FOUR, as shown on plat of record in Plat Book 4300, Page 52, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Paul Herbert Logan, Jr. and wife, Roberta M. Logan, by Warranty Deed from Zack Cheek d/b/a Zack Cheek and Associates and wife Emelyn T. Cheek, recorded on the 9th day of December, 1971 in Deed Book 4559, Page 799, in the Register's Office of Davidson County, Tennessee. The said Paul Herbert Logan, Jr. having since died on November 19, 1995.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 4300, Page 52 and Covenants, Conditions and Restrictions of record in Book 4488, Page 454, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7329 Coronado Court, Nashville, Tennessee 37221
(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 23rd day of March, 2007.

Roberta M. Logan by Christie Wilson atty in fact
Roberta M. Logan by Christie Wilson, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of March, 2007, before me personally appeared Christie Wilson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Roberta M. Logan, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Roberta M. Logan, unmarried.

Witness my hand and official seal, this the 23rd day of March, 2007.

Notary Public

My Commission Expires: 3-8-10

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

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