RETURN TO:
PREPARED BY:
RUDY TITLE & ESCROW CORP.
2012 21ST AVE
NASHVILLE, TN 37203

WARRANTY DEED

R-RA-07-5006

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF April, 2007.

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

MY COMMISSION EXPIRES: (AFFIX SEAL) 6-26-09

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
Dean Robin Shortland	Wachovia Mortgage Corp.	
5006 Kentucky Avenue (ADDRESS)	1000 Corporate Center Drive (NAME) (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Raleigh, NC 27607 (CITY) (STATE) (ZIP)	91-7-184.00

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 RANDALL LEE CRAFT, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEAN ROBIN SHORTLAND, 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 913 and the Westerly 12 1/2 feet of Lot 911, BLOCK NO. 140, PLAN NO. 1, WEST NASHVILLE, as shown on plat of record in Plat Book 57, Pages 74 and 75 (erroneously referred to as page 74A in deed of acquisition), in the Register's Office, Davidson County, Tennessee. Said Lot and part of lot front together 37 1/2 feet on the Northerly side of Kentucky Avenue and runs 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. 20060706-0080543 and Warranty Deed from Hal Wilson to Randall L. Craft as recorded on the 17th day of May, 2001 in Instrument No. 20010517-0051142, 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 in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5006 Kentucky 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 18th day of April, 2007.

Randall Lee Craft by Gwen Burlew
Randall Lee Craft by Gwen Burlew, Attorney-In-Fact

Davidson County DEEDWARR
Recvd: 04/20/07 12:27 2 pgs
Fees:13.00 Taxes:569.80
20070420-0047427

STATE OF Tennessee
COUNTY OF Davidson

On this the 18th day of April, 2007, before me personally appeared Gwen Burlew 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 Randall Lee Craft, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Randall Lee Craft, unmarried.

Witness my hand and official seal, this the 18th day of April, 2007.

Notary Public

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires:

MY COMMISSION EXPIRES:
November 22, 2008

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