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Grissim Title & Escrow, LLC
2309 Crestmoor Road, Ste 300
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 04/23/07 12:41 2 pgs
Fees:13.00 Taxes:791.80

20070423-0047948

WARRANTY DEED

R-RA-07-1215

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF April, 2007.

Notary Public

MY COMMISSION EXPIRES: My Commission expires JULY 21, 2007
(AFFIX SEAL)

DEBORAH TUBBS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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
Laurie B. Deaton	Franklin American Mortgage	
1215 2nd Avenue South (ADDRESS)	(NAME) 501 Corporate Centre Drive, Ste. 400 (ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	105-3-254.00

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 LAURIE B. DEATON, **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 PART OF LOT NO. 23 ON THE PLAN OF JOHN NELSON'S ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 2, PAGE 182, REGISTER'S OFFICE FOR SAID COUNTY AND DESCRIBED ACCORDING TO A SURVEY MADE BY W.B. SOUTHGATE, SURVEYOR, MAY 13, 1920, AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF 2ND AVENUE SOUTH, FORMERLY MARKET STREET, 55.4 FEET NORTH OF THE CATHOLIC CHURCH PROPERTY; LOT NO. 23, BEING THE NORTHEAST CORNER OF THE CATHOLIC CHURCH PROPERTY; THENCE WESTERLY WITH THE NORTHERLY LINE OF THE OLD CREGAR LOT, 128 FEET TO THE EASTERLY MARGIN OF AN ALLEY; THENCE NORTHERLY, WITH THE SAME 40 FEET; THENCE EASTERLY 128 FEET TO THE WESTERLY MARGIN OF SECOND AVE., SOUTH; THENCE SOUTHERLY, WITH THE SAME 40 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

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. 20060706-0080549 AND WARRANTY DEED FROM APRIL MORTON TO RANDALL CRAFT AS RECORDED ON THE 27TH DAY OF DECEMBER, 2005 IN INSTRUMENT NO. 20051227-0154363, 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 2, Page 182, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1215 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 10th day of April, 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 10th day of April, 2007.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: November 22, 2008

(SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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