# WARRANTY DEED

O-GB-07-6334

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY ADAM TRAVER

**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 |
|---|---|---|
| Mark A. Hayes | Mark A. Hayes | |
| 6334 Patton Avenue | (NAME) 6334 Patton Avenue | |
| (ADDRESS) Nashville, TN 37209 | (ADDRESS) Nashville, TN 37209 | 91-13-59 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the 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 MARK A. HAYES, MARRIED, 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 21, RESUBDIVISION OF LOT 21 AND PART OF LOT 22, BLOCK "H" ON THE FINAL LAYOUT OF CROLEYWOOD SUBDIVISION, SECTION II, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1130, PAGE 100 REVISED AT INSTRUMENT NO. 20060209-0015988, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM ALICE MARIE GHEE CRAFT TO RANDALL LEE CRAFT, NOW A SINGLE PERSON AS RECORDED ON THE 6TH DAY OF JULY, 2006 IN INSTRUMENT NO. 20060706-0080539 AND PART OF THE SAME PROPERTY CONVEYED BY SPECIAL WARRANTY DEED FROM BANK ONE, NATIONAL ASSOCIATION, AS TRUSTEE TO RANDALL L. CRAFT AS RECORDED ON THE 26TH DAY OF APRIL, 2001 IN INSTRUMENT NO. 20010426-0042181, 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.

unimproved ( )
This is improved ( X ) property, known as 6334 Patton 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.

Davidson County DEEDWARR
Recvd: 10/26/07 10:11 2 pgs
Fees:13.00 Taxes:351.50
20071026-0126645

Witness my/our hand(s) this 23rd day of October, 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 23rd day of October, 2007.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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