WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/08/08 10:17 2 pgs
Fees:13.00 Taxes:332.63
20080808-0081888

JAMIE C. FOLK
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 $ 89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of August, 2008

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Clifton Hancock, IV	Churchill Mortgage Corporation	Parcel ID:
1813 9th Avenue N.	761 Old Hickory Blvd., Ste. 400	08108002000
Nashville, TN 37208	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Randall Craft, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Clifton Hancock, IV and wife, Tiffany McCray

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 37 of J.L. Valentino's Subdivision of Lot No. 1 in Woodards' Plan called "Maple Grove Plan", of record in Book 57, Page 83, Register's Office for said County.

Said Lot No. 37 fronts 33 1/3 feet 4 inches on west side of the Ninth Avenue North, formerly Buena Vista Pike or Street and runs back between parallel lines 174 feet to a 20 foot alley.

BEING the same property conveyed to Randall Craft by deed from Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-WL2, of record in Instrument 20070312-0029862, dated January 30, 2007, Register's Office for said County. Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-WL2 by Substitute Trustee's Deed from Priority Trust Services of TN, L.L.C., as Substitute Trustee dated October 19, 2006, and recorded October 27, 2006, in Instrument Number 20061027-0133414, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Eugene Stan Chatman, unmarried, by Warranty Deed dated May 25, 2005, from Heirs at Law of Clara Hunt, of record in Instrument 20050601-0061474, said Register's Office.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 57, Page 83, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1813 9th Avenue N., Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 6th day of August, 2008.

Randall Craft

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randall Craft, 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 at Nashville, Tennessee, this 6th day of August, 2008.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.