Davidson County DEEDWARR
Recvd: 09/26/08 09:51 2 pgs
Fees:12.00 Taxes:0.00

20080926-0097872

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF JULY, 2008

Notary Public

MY COMMISSION EXPIRES 12/19/2010

(AFFIX SEAL)

ROBERT B. YOUNG NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
ROBERT B. YOUNG, ATTORNEY AT LAW, 4800 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE GRANTEES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DANIEL D. CRAFT, ET AL	**SAME**	**091-06-0-245.00**
(NAME) **5609 LOUISIANA AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, DANIEL D. CRAFT AND LAURA J. CRAFT, BEING THE SOLE HEIRS AT LAW OF MILDRED CHRISTINE VADEN CRAFT A/K/A MILDRED V. CRAFT**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL D. CRAFT, UNMARRIED AND LAURA J. CRAFT, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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(s) Nos. 1518 and 1520 of Block 23, Plan #2, West Nashville, as of record in Book 57, Page 72, Register's Office for said County.

Said lots Nos. 1518 and 1520 join and front together fifty feet on the southerly side of Louisiana Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mildred V. Craft by deed from N. K. Vaden and wife, Nellie E. Vaden of record in Book 3402, page 117, Register's Office for Davidson County, Tennessee. The said Mildred Christine Vaden Craft being one and the same as Mildred V. Craft having since died. See Affidavit of Heirship as to the Heirs at Law of Mildred Christine Vaden Craft being recorded simultaneously herewith as Instrument No. 20080926009787, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **5609 LOUISIANA AVENUE, NASHVILLE, TN 37211**
(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 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 our hands this 11th day of August, **2008**.

DANIEL D. CRAFT

LAURA J. 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 **DANIEL D. CRAFT AND LAURA J. CRAFT** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of August, 2008.

My Commission Expires: July 24, 2010

ROBERT B. YOUNG
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public