WARRANTY DEED

B-FSBO-08-515

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,000.00

Randall L. Craft
Affiant

Subscribed and sworn to before me, this 5th DAY OF November, 2008.

Notary Public

MY COMMISSION EXPIRES: 5-24-10
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE 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: (NAME)	MAP-PARCEL NUMBERS
Randall L. Craft	Randall L. Craft	
515 South 14th Street (ADDRESS)	7329 Coronado Ct. (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	94-1-261.00

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, I/we CAROLYN L. JOHNSON, _____ AND JOSEPH WATSON, _____, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RANDALL L. CRAFT, 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 NO. 25 ON THE REVISED PLAN OF SHELBY VILLAGE NO. ONE, AS OF RECORD IN BOOK 1835, PAGE 63, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TRAVIS L. WATSON AND WIFE, ELAINE C. WATSON BY WARRANTY DEED FROM RAYMOND W. YATES AND WIFE, MARIE B. YATES, RECORDED ON THE 6TH DAY OF APRIL, 1967 IN BOOK 4117, PAGE 995, IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE. SAID TRAVIS L. WATSON AND WIFE, ELAINE C. WATSON HAVING SINCE DIED INTESTATE LEAVING CAROLYN L. JOHNSON AND JOSEPH WATSON AS HEIRS AT LAW AS EVIDENCED BY AFFIDAVITS OF HEIRSHIP RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NOS. 20081112-0111927 AND 20081112-0111928, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 1835, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 515 South 14th Street, Nashville, Tennessee 37206
(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: 11/12/08 11:04 2 pgs
Fees:13.00 Taxes:59.20
20081112-0111929

Witness my/our hand(s) this 5th day of November, 2008.

Carolyn L. Johnson

Joseph Watson

STATE OF Tennessee
COUNTY OF Davidson

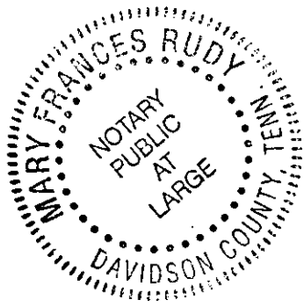
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyn L. Johnson and Joseph Watson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of November, 2008.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



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