THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10020135** BILL GARRETT, Davidson County Trans:T20100016801 DEEDWARR Recvd: 03/23/10 09:24 2 pgs Fees:13.00 Taxes:3052.50 20100323-0021598	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $825,000.00. Affiant Subscribed and sworn to before me, this 22nd day of March, 2010. Notary Public My Commission Expires:

JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 8, 2013

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kenneth R. Kraft and Lucilyn Crow 205 Craighead Ave Nashville TN 37205	New Owner	Tax Parcel ID No. 104-9-226.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael J. Spurgeon and spouse, Elizabeth E. Spurgeon** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth R. Kraft and Lucilyn Crow, as joint tenants with the right of survivorship,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 7, MYRTLEWOOD PLAT OF THE BRANSFORD REALTY COMPANY'S SUBDIVISION OF PART OF THE S.W. BERGER PROPERTY, as shown on plat of record in Plat Book 547, Page 106, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Michael J. Spurgeon and spouse, Elizabeth E. Spurgeon by Warranty Deed from Gregory S. Perrone and spouse, Carolyn W. Perrone, recorded on the 18th day of December, 1995 in Deed Book 9890, Page 808, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MYRTLEWOOD PLAT OF THE BRANSFORD REALTY COMPANY'S SUBDIVISION OF PART OF THE S.W. BERGER PROPERTY, as recorded in Plat Book 547, Page(s) 106.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 205 Craighead Ave Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of March, 2010.

Michael J. Spurgeon

Elizabeth E. Spurgeon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael J. Spurgeon and Elizabeth E. Spurgeon, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of March, 2010.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013