WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100044062 DEEDWARR
Recvd: 07/19/10 14:20 2 pgs
Fees: 13.00 Taxes: 96.57
20100719-0056356

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES: October 22, 2012

(AFFIX SEAL)

ANN MADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald E. Crafton	Donald E. Crafton	07107014800
(NAME)	(NAME)	
1415 Lewis Road	1415 Lewis Road	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Michael Deala and wife, Katherine Lane Deala**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald E. Crafton**, 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:

Being the easterly 50 feet of Lot No. 14 on the plan of Haynie's Oriental Plan of Lots, of record in Book 161, pages 26 and 27, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 14 fronts 50 feet on the northerly side of Trinity Lane, formerly Countess Street, and runs back between parallel lines 143 feet, more or less, to an alley.

Being the same property conveyed to George F. Deala, Sr. and wife, Dorothy R. Deala, by deed from Ben Davidson, Jr. and wife, Geraldine Davidson of record in Book 9649, page 285, Register's Office for Davidson County, Tennessee. Dorothy R. Deala having predeceased George F. Deala, Sr. in 1997. George F. Deala, Sr. having died on November 10, 2003, testate. His Last Will and Testament having been probated in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 06P-50 and according to the Will this property was left to Michael Anthony Deala and further appointed him as the Executor. Michael Deala, Executor of the Estate of George Frederick Deala, Quitclaimed the property to Michael Deala of record in Instr. No. 20070716-0084705, said Register's Office.

NOTE: Michael Deala is one and the same person as Michael Anthony Deala and Michael A. Deala. Katherine Lane Deala, spouse of Michael Deala, joins in this conveyance to convey any and all interest she may have in said property.

Subject 2010 Taxes, prorated and assumed by the Grantee(s); to all matters as set out on the plan of record in Book 161, pages 26 & 27, said Register's Office; to the rights and claims of parties in possession; and to any and all leases not of public record.

This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 311 East Trinity Lane, Nashville, TN 37207

(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 my hand this 19th day of July, 2010.

Michael Deala

Katherine Lane Deala

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Michael Deala and Katherine Lane Deala, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainors, and who acknowledge upon oath that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 19th day of July, 2010.

Commission expires: October 22, 2011

Ann B. Waddell, Notary Public

ANN B. WADDELL
NOTARY PUBLIC
OF
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON