Record & Return To:	STATE OF Tennessee
Commerce Title & Escrow, LLC 1812 Broadway Nashville, TN 37203	COUNTY OF Davidson
File No. AV-11-1115	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,900.00
WARRANTY DEED	Kim Natalie Brown Affiant
	Subscribed and sworn to before me, this 12th DAY OF May, 2011 Amanda Vaughn Notary Public
R-HD-11-1115	MY COMMISSION EXPIRES: 01/07/2013 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret R. DeWitt	First Community Mortgage, Inc.	
1115B North 7th Street	275 Robert Rose Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Murfreesboro, TN 37129	82-4-45.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we ERIC CRAFTON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARGARET R. DEWITT AND KEEGAN E. DEWITT, WIFE AND HUSBAND, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NO. 233 AND THE NORTHERLY 11 FEET OF LOT NO. 232 ON THE PLAN OF OAKWOOD PARK, OF RECORD IN BOOK 421, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT AND PART OF LOT ADJOIN AND FRONT TOGETHER 42 FEET ON THE EASTERLY SIDE OF NORTH 7TH STREET AND RUN BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE MARITAL OR PRIMARY RESIDENCE OF THE GANTOR HEREIN.

BEING THE SAME PROPERTY CONVEYED TO ERIC CRAFTON BY WARRANTY DEED FROM KEN FOX A SINGLE MAN, RECORDED ON THE 16TH DAY OF FEBRUARY, 2010 IN INSTRUMENT NO. 20100216-0011948, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 421, PAGE 12; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1115B North 7th Street, Nashville, Tennessee 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 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.

BILL GARRETT, Davidson County
Trans:T20110029495 DEEDWARR
Recvd: 05/18/11 09:47 2 pgs
Fees:13.00 Taxes:565.73
20110518-0037975

Witness my/our hand(s) this 12th day of May, 2011.

Eric Crafton

STATE OF Tennessee
COUNTY OF Davidson

and wife Miiko Crafton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eric Crafton, 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 12th day of May, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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