BILL GARRETT, Davidson County
Trans:T20110043064 DEEDQC
Recvd: 07/18/11 12:10 3 pgs
Fees:18.00 Taxes:277.50
20110718-0054658

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

This instrument was prepared by information provided by the parties with no title examination being made and no tax advice being given, and the parties hereto hold Thomas N. Jones, Attorney, and Thomas N. Jones & Associates harmless from any and all liability in connection therewith.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NO.:
Eric Crafton, Trustee 7532 Oakhaven Trace Nashville, TN 37209	same	071-15-0-326.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by Grantee, the receipt of which is hereby acknowledged, I, Eric Crafton, Grantor, by these presents do hereby gift, quitclaim and convey unto Eric Crafton, Trustee for the benefit of Ashley N. Crafton, with full power and authority to sell, transfer, exchange, convey and encumber by Deed of Trust or otherwise, without joinder of the beneficiary and without liability on the part of third persons dealing with him as Trustee, to look to the proper disposition of the proceeds arising from any such transaction, the following described property in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 122, on the Plan of Sharpe and Horn's Section Addition, as of record in Book 161, page 53, Register's Office for Davidson County, Tennessee. Said Lot No. 122 fronts 50 feet on the westerly side of North 2nd Street and runs back between parallel lines 145 feet to an alley.
>
> Being the same property conveyed to Eric Crafton by deed dated January 9, 2002, from Michael W. O'Neill of record in Instrument No. 20020111-0004765, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is property known as: 1232 N 2nd Street, Nashville, TN 37207.

WITNESS MY HAND this 15th day of July, 2011, in Davidson County Tennessee.

Eric Crafton
ERIC CRAFTON

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public for said State & County, Eric Crafton, the within named bargainor with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness My Hand this 15 day of July 2011, in Nashville, Tennessee.

Sabrina Silverman
NOTARY PUBLIC

My Commission Expires: May 20, 2013

SABRINA SILVERMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for the transfer is $ 75,000 .

Eric Crafton
AFFIANT

Sworn and subscribed before me this 15th day of July, 2011.

Sabrina Silverman
NOTARY PUBLIC

My Commission Expires: May 20, 2013

SABRINA SILVERMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY