BOOK 10485 PG 321

BV5

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 67,577.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
~~6th~~ 11 DAY OF June 19 97

Notary Public

MY COMMISSION EXPIRES: Dep. Reg.
~~(AFFIX SEAL)~~

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derrick T. Gray (NAME)	NationsBanc Mortgage Corporation (NAME)	72-10-320
1628 1/2 Chase Street (ADDRESS)	P.O. Box 35140 (ADDRESS)	
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Louisville, KY 40232 (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, Cromwell Properties, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Derrick T. Gray, an unmarried person

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 Lot No. 41 on the Map of Chas. U. Coggins' First Addition to Nashville, as of record in Book 421, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more particular description.

Being the same property conveyed to Cromwell Properties, LLC by Special Warranty deed from Signet Bank which deed is of record in Book 10337, page 319, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Rebecca Raplee executes this Warranty Deed for and on behalf of Cromwell Properties, LLC pursuant to a Power of Attorney recorded simultaneously herewith.

~~unimproved ( )~~
This is improved (X) property, known as 1628 1/2 Chase Street, Nashville, Tennessee 37216
(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 6th day of June 19 97

Cromwell Properties, LLC
By: [signature]
Rebecca Raplee, as attorney in fact

Cromwell Properties, LLC
BY: [signature]
Scott Thomas, Manager
by: Rebecca Raplee, Attorney in fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

Notary Public

_____

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____

and _____ respectively of the _____

the within named bargainor, and corporation, and that _____ as such _____

and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____

as such _____, and attesting the same by the said _____

as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca Raplee, as Attorney in Fact for Cromwell Properties, LLC, which is a Tennessee Limited Liability Company, with whom I am personally acquainted and who acknowledged that she exectued the within instrument for the purposes therein contained, and who further acknowledged that she is authorized by the Maker or by its constituent to execute the within instrument for the purposes therein contained by herself as Attorney-in Fact for Cromwell Properties, LLC, pursuant to Power of Attorney executed in behalf of Cromwell Properties, LLC by and through their Manager, Scott Thomas which power of attorney is being recorded simultaneously herewith.

Witness my hand and official seal this 6th day of June, 1997.

My Commission Expires: 3/6/99

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

03136417
IDENTIF. → REFERENCE
97 JUN -9 AM 10:12
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
0551 06/09 0101 03CHECK 259.04

[redacted]

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 67577.00
CON TX 250.04
PRFEE 1.00
WDEED 8.00
TOTAL 259.04
CHECK 259.04

06/09/97 01 10:12 0001 0551

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

[redacted]

IDENTIF. ↑ REFERENCE 031364?

'97 JUN -9 AM 10: 12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1160464