BOOK 11375 PG. 858

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 93,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF March 19 99

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES 12/6/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Wilson & Weiss Title Associate, 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-0553

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances Stephens	One Stop Mortgage, Inc.	
(NAME)	(NAME)	
2059 Nashboro Boulevard	1160 Gallatin Pike, S., Ste. 218	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	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, Joel D. Crawford and Kelly D. Crawford, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frances Stephens, unmarried

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:

A Certain Condominium Apartment in Davidson County, Tennessee, Being Unit No. 2059 together with garage designated No. 2059-G on the Plan of Nashboro Village Twelve Condominiums, of record in Book 4675, Page 121, Register's Office for Davidson County, Tennessee, to which plan and record thereof are incorporated herein and made a part hereto by reference.

Being that same property conveyed to Joel D. Crawford and Kelly D. Crawford by deed from Claudine M. Smith of record in Book 10636, Page 266, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

0558681

RECEIVED FOR REFERENCE
99 MAR -9 AM 11:21
MARTHA M. REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 2059 Nashboro Boulevard, Nashville, Tennessee 37217
(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 our hand s this 1st day of March 19 99

Joel D. Crawford by Kelly D. Crawford ATTORNEY IN FACT
Joel D. Crawford

Kelly D. Crawford
Kelly D. Crawford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Joel D. Crawford and~~ Kelly D. Crawford

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 1st day of March 19 99.

Commission expires 12/6/99

LARGE

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

On this 1st day of March, 19 99, personally appeared before me, Kelly D Crawford, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of JOEL D. CRAWFORD and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 1st day of MARCH, 19 99

My commission expires 12/6/99

LARGE

Notary Public

BOOK 11375 PG. 860

WARRANTY DEED

FROM

Joel D. Crawford and Kelly D. Crawford

TO

Frances Stephens

RETURN TO:

Wilson & Weiss Title Associate
7100 Executive Center Dr. #150
Brentwood, TN 37027

6034 03/09 0101 03CHECK 360.95

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11375 PG. 861

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT 93500.00
CON TX 345.95
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 360.95
CHECK 360.95

03/09/99 01 11:20 0001 6034

99MAR-9 AM11:21

REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0558681

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1435188