BOOK

WARRANTY DEED

BOOK 11397 PG. 968

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 5 26 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kim D. Crowder	NationsBanc Mortgage	172-030-A-53
(NAME)	(NAME)	
1024 Elmshade Lane	PO Box 35140	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Louisville, KY 40232	
(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, Richard A. Nail

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kim D. Crowder

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:

Land in Davidson County, Tennessee, Being Lot No. 53 on the Plan of The Woodlands, Phase 1, Sec 1 of recordin Book 6900, page 498 and 499, Register's Office for said County.
Being the same property conveyed to Richard A. Nail, an unmarried person, by deed from Richter Dial Builders, Inc., as of record in Book 9485, page 146, Register's Office for Davidson County, Tennessee.
This instrument is executed on behalf of Richard A. Nail by Susan Kelton as his Attorney*
THIS CONVEYANCE IS MADE FOR SUBJECT TO:

Taxes for the year 1999 and subsequent years, a lien, but not yet due and payable.

Restrictive covenants contained in an instrument of record in Book 7334, page 109, Book 7408, page 250, and in Book 7516, page 37, and in Book 8464, page 463, Book 8622, page 390, Book 8634, page 224, and re-recorded in Book 8643, page 675, Register's Office for Davidson County, Tennessee.

Easement for water and sewer of record in Book 8541, page 225, 230 and 235, said Register's Office.

Dedication of Common Area of record in Book 8472, page 310, said Register's

CONTINUED

unimproved ( )
This is improved (X) property, known as 1024 Elmshade Lane, Nashville, Tennessee 37211
(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 March, 19 99

Richard A. Nail by Susan Kelton Attorney in fact
Richard A. Nail

*In Fact pursuant to recorded Power of Attorney of record in Book 11397, Page 966 in the Register's Office for Davidson County, Tennessee.

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, Susan Kelton , with whom I am personally acquainted, and who acknowledged that [s]he is the attorney-in-fact of Richard A. Nail and is authorized by Richard A. Nail to execute this instrument on behalf of Richard A. Nail

Witness my hand, at Brentwood, Tennessee, this 19th day of March, 19 99.

Notary Public

My Commission Expires: 11-18-01

DONALD R. BARRETT JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

Office.

Homeowners' Charter of record in Book 8454, page 246, said Register's Office.

Storm Water Agreement of record in Book 7336, page 3, said Register's Office.

99 MAR 24 PM 1:05
RECEIVED
WILLIAMSON CO. TN.
RECORDED
03/24 01:02PM
658-50
0565108
RECORDING REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11397 PG. 970

05651108

ILLEGIB. & REFERENCE

99 MAR 24 PM 1:06

CAMT	175000.00
CON TX	647.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	658.50
CHECK	658.50

03/24/99 01 13:05 0001 2839

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1441924