B041

WARRANTY DEED

TAMMY L. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$3,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **31ST DAY OF MARCH, 2000.**

Notary Public

MY COMMISSION EXPIRES: May 28, 2003.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Low Income Housing Partners #2, LLC	New Owner **LOW INCOME HOUSING PARTNERS, #2 LLC**	**81-10-73**
(NAME) **Delk Avenue**	(NAME) **3811 HIGHWAY 49 EAST**	
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) **CHARLOTTE ,TN 37036**	
(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, **Robert Anderson Crutcher**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Low Income Housing Partners #2, LLC**, 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 and being known as part of Lot No. 23 on the Plan of Georgia Industrial Realty Company's Property, of record in Book 421, Page 188, Register's Office for said County, described according to a copy of a survey made by Hickerson-Miller, Engineers, dated May 28, 1960, as follows:

Beginning at a point in the westerly margin of an alley, said point being located 170 feet south 8 degrees 45 minutes east of the intersection of the westerly margin of said alley and the southerly margin of Delk Avenue; thence with the margin of said alley, south 8 degrees 45 minutes east 153 feet to an iron pin; thence south 80 degrees west 314 feet to an iron pin set in the northeasterly margin of the Tennessee Central Railroad right of way; thence with the margin of the same, north 39 degrees 19 minutes west 231 feet to a monument, a corner of Normal Heights Subdivision, Section I; thence with the southerly line of said subdivision, north 83 degrees 30 minutes east 428.1 feet to the point of beginning.

Being the same property conveyed to Robert Anderson Crutcher and wife Margaret P. Crutcher by deed of record in Book 7275, Page 692, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

The said Margaret P. Crutcher having since died.

Instr:200004060034594 Page: 1 OF 2
REC'D FOR REC 04/06/2000 8:42:27AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $11.10

unimproved X
This is improved property, known as **Delk Avenue, Nashville, TN 37208**
(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/our hand(s)** this **31st day of March, 2000**.

Robert Anderson Crutcher

Robert Anderson Crutcher

State of Tennessee County of Davidson

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

Witness my hand and official seal at Antioch, Tennessee, this 31st day of March, **2000.**

Commission expires:

Notary Public

TAMMY L. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003