WARRANTY DEED

Instr:200004060034625 Page: 1 OF 2
REC'D FOR REC 04/06/2000 9:04:19AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $160.95

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$43,500.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES: February 13, 2001.

(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
William Steck Johnson Jr.	Owner	81-2-67
(NAME)	(NAME)	
2310 24th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	,	
(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 C. Crutcher , Robert Bernard Crutcher, Bernetta C. Crutcher, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Steck Johnson Jr. 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:

Land in Davidson County, Tennessee, being Lot No. 143 on the Plan of Buena Vista Heights Addition, of record in Plat Book 161, Page 19, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Margaret Crutcher by Deed of record in Book 8706 Page 47 said Register's Office.

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

The said Margaret Crutcher having since died intestate. Robert A. Crutcher, Robert Bernard Crutcher and Bernetta C. Crutcher are her sole heirs at law, reference Davidson Probate in Book 93 Page 1444.

This instrument is executed on behalf of Robert Bernard Crutcher and Bernetta C. Crutcher by Robert A. Crutcher as Attorney-In-Fact pursuant to recorded Power of Attorney's of record simultaneously herewith Davidson County, Tennessee.

The said Bernetta C. Crutcher and Barnetta C. Crutcher are one and the same person.

This is improved / unimproved X property, known as **2310 24th Avenue North, 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.

Bernetta C. Crutcher by Robert A. Crutcher Attorney in Fact

Robert A. Crutcher

Robert Bernard Crutcher by Robert A. Crutcher Attorney in Fact

On this 3/31/2000 before me personally appeared Robert A. Crutcher, the person who executed the foregoing instrument on behalf of Robert Bernard Crutcher and Bernetta C. Crutcher, and acknowledged that he executed the same as the free act and deed of the said Robert Bernard Crutcher and Bernetta C. Crutcher through Power of Attorney granted him, by the said Robert Bernard Crutcher and Bernetta C. Crutcher.

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

Commission Expires 2-18-01

Notary Public

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 A. 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: 2-18-01

Notary Public