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This Instrument Was Prepared By:
Davis & Jordan, PC
5210 Maryland Way, Suite 202
Brentwood, TN 37027

Instr:200005040045114 Page: 1 OF 2
REC'D FOR REC 05/04/2000 11:47:08AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $164.65

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, **GEORGE W. CRAWFORD, UNMARRIED**, ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto **NARCISCO LEE, UNMARRIED** ("Grantee") the following described real estate located in DAVIDSON County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in DAVIDSON County, Tenn. described as follows to wit:

THE TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, IS DESCRIBED FOLLOWS:

BEING THE NORTHERLY 100 FEET OF THE EASTERLY HALF OF LOT NO. 39 ON THE PLAN OF H. M. DOAK'S SUBDIVISION, AS OF RECORD IN BOOK 332, PAGE 22, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 39 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF STRAIGHTWAY AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 100 FEET TO A DEAD LINE.

THIS BEING THE SAME PROPERTY CONVEYED TO GEORGE W. CRAWFORD BY QUITCLAIM DEED FROM GEORGE W. CRAWFORD, EXECUTOR OF THE ESTATE OF REBECCA A. CRAWFORD, DATED SEPTEMBER 14, 1998 AND OF RECORD IN BOOK 1156, LPAGE 509 WITH GERTRUDE WILLIAMS HAVING A LIEFE ESTATE INTEREST BY DEED OF RECORD IN BOOK 3217, PAGE 447, SAID REGISTER'S OFFICE. THE SAID GERTRUDE WILLIAMS HAVING SINCE DIED ON AUGUST 1, 1999.

This property is known as 1406 STRAIGHTWAY AVENUE, NASHVILLE, TN 37206.

This property is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 13th day of APRIL, 2000.

George W. Crawford by Jo Anne Crawford Sealy P.O.A.
Grantor
GEORGE W. CRAWFORD, BY
JO ANNE CRAWFORD SEALY, ATTORNEY IN FACT

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

I, Notary Public in and for said county and state, do hereby certify that JO ANNE CRAWFORD SEALY personally appeared before me and is known or proved to me to be the person who being informed of the contents of the foregoing instrument has executed same on behalf of GEORGE W. CRAWFORD and acknowledged said instrument to be his/her free and voluntary act and deed and that he/she executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 13th day of APRIL, 2000.

Notary Public

My Commission Expires: 9-19-03

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 44,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 13 day of APRIL, 2000.

Notary Public

Commission Expiration: 9-19-03

RETURN TO:

DAVIS & JORDAN, PC
5210 Maryland Way
Suite 202
Brentwood, TN 37027

SEND TAX BILLS TO:
NEW OWNER

PROPERTY ADDRESS:

1406 STRAIGHTWAY AVE.
NASHVILLE, TN 37206

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