Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 180,000.

Affiant

Subscribed and Sworn to before me on this the 20th day of June, 2003.

Notary Public

My Commission Expires SEP. 25, 2004

My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 07/08/03 16:02 2pgs
Fees:13.00 Taxes:666.00
20030708-0094031

THIS INSTRUMENT PREPARED BY:
J. Greg Hardeman
PREMIER ESCROW, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

SHAUNA DANIELS NOTARY PUBLIC TN

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Mr. and Mrs. Rodney L. Przybylinski 4909 Salem Drive Nashville, TN 37211	New owner	Map 147-05 Parcel 158

For good and valuable consideration, receipt of which is hereby acknowledged, Kathleen R. Crunk, ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Rodney L. Przybylinski and wife, Anna Cerez Gant Przybylinski ("Grantees") certain real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 515 on the Map of Section Six, Crieve Hall Estates, as of record in Book 2331, pages 1 and 2, Register's Office for said County.

Said lot fronts 92.31 feet on the west side of Salem Drive and runs back between lines 203.8 feet on the north line and 200 feet on the south line to a dead line in the rear on which it measures 125 feet.

Being the same property conveyed to William G. Crunk and wife, Kathleen R. Crunk, by Deed from Bruce Batson and wife, Cathrin P. Batson, of record in Book 2444, page 245, Register's Office for Davidson County, Tennessee. William G. Crunk has died, leaving Kathleen R. Crunk as the sole surviving tenant by the entirety.

This conveyance is subject to restrictive covenants in Book 2332, Page 92, all matters shown on the plan of record in Book 2331, Pages 1 and 2, Register's Office for Davidson County, Tennessee.

This conveyance is subject to sewer easements of record in Book 6209, page 341 and Book 6255, page 807, said Register's Office.

This is improved property known as 4909 Salem Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantees, its successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seized and possessed of said land in fee simple subject to the matters set forth above, has good right to convey it subject to the matters set forth above, and the same is unencumbered except as set forth above. Grantor further covenants and binds itself, its heirs, representatives, successors and assigns to warrant and forever defend the title to the said real property to Grantees, its successors and assigns against the lawful claims of all persons whomsoever except claims arising out of matters set forth above.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness Grantor's hand this 20th day of June, 2003.

Kathleen R. Crunk

Kathleen R. Crunk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kathleen R. Crunk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of June, 2003.

J. Gregory Hardeman

NOTARY PUBLIC

My Commission Expires: _____

