Davidson County DEEDWARR
Recvd: 07/12/03 11:09 2pgs
Fees:13.00 Taxes:148.00

20030712-0097301

#102

[ADDRESS NEW OWNER:] **[SEND TAX BILLS TO:]** **[MAP-PARCEL NO.]**

Jose A. Montoya	(NEW OWNER)	Map 119-1-0
215 Oriel Avenue		Parcel 392.00
Nashville, TN 37210		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

Return to:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Russell Crouch** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **Jose A. Montoya, unmarried,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 78, on the Map of Overhill City and W.H. Fox Subdivision of Blocks in Cumberland Nurseries Subdivision, of record in Book 3321, page 21, said Register's Office.

Said Lot No. 78 fronts 50 feet on the southerly side of Oriel Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Russell Crouch by warranty deed from Cornerstone Home Properties, LLC of record as Instrument No. 20030103-0001521, said Register's Office.

This description is the same as was used in the last deed of record.

The above described real property is not the homestead of the Grantor or his spouse and never has been. It is solely owned by the Grantor free of any interest of his current spouse.

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

This is improved property commonly known as 215 Oriel Avenue, Nashville, TN 37210.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $40,000.00.

Affiant

Subscribed and sworn to before me this 27th the day of June, 2003.

Notary public: Judy Painter-Rose

My Commission Expires: My Commission Expires MAR. 31, 2007

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27th day of June, 2003.

RUSSELL CROUCH

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 **RUSSELL CROUCH**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged HE executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of June, 2003.

Notary Public

My Commission Expires: My Commission Expires MAR. 31, 2007