WARRANTY DEED

B-3785
Jack Case Wilson Title Assoc.
7100 Executive Ctr. Dr., #150
Brentwood, TN 37027

EVERSMEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 29, 2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Katrina Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-29-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Law Office of Robert L. Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael *R Crider	America's Wholesale Lender	**Map 161-10-A**
(NAME)	(NAME)	
5213 Cardiff Drive	P. O. Box 660694	**Parcel 143**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TX 75266-0694	
(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, **Gregory M. Duncan and wife, Angela L. Duncan,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael *Crider and Julie Crider,** 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:

*R.

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Phase Two, Villages of Brentwood of record in Plat Book 6250, page 169, corrected in Book 8484, page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gregory M. Duncan and wife, Angela L. Duncan by Warranty Deed from Kevin L. Spain and wife, Sharon L. Spain of record in Book 9835, page 500, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee; (a) 2003 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6250, page 169, said Register's Office; (c) Restrictive covenants contained in Book 6143, page 11, Book 6398, page 495, Book 11526, page 579, Book 6852, page 497, Book 7207, page 251, Book 8507, page 831, and Instrument No. 20000606-0056066 said Register's Office; (d) Charter of record in Instrument No. 20000606-0056067, said Register's Office; and (e) Articles of Incorporation for Homeowners Association in Book 6158, page 352, said Register's Office.

Jennifer L. Garrett is signing on behalf of Gregory M. Duncan and Angela L. Duncan pursuant to the Power of Attorney of record in Instrument No. 20031028-0158877, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5213 Cardiff Drive, Nashville, TN 37211

(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.

Davidson County DEEDWARR
Recvd: 10/28/03 15:32 2pgs
Fees:13.00 Taxes:551.30

20031028-0158878

Witness our hands this 22nd day of October, 2003.

Gregory M Duncan by Jennifer L Garrett, AIF
Gregory M. Duncan
By: Jennifer L. Garrett, Attorney in Fact

Angela L Duncan by Jennifer L Garrett AIF
Angela L. Duncan
By: Jennifer L. Garrett, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of October, 2003, before me personally appeared Jennifer L. Garrett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Gregory M. Duncan and Angela L. Duncan and acknowledged that she executed the same as the free act and deed of Gregory M. Duncan and Angela L. Duncan.

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of October, 2003.

Commission expires:

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. July 26, 2005

Notary Public