Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 11/13/03 14:43 1pgs
Fees:13.00 Taxes:440.30

20031113-0166243

WARRANTY DEED

Preparer's File #-03J1267

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00 .

X _____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 27th DAY OF OCTOBER, 2003.

(Affix Seal) Notary Public

My Commission Expires: 7/17/06

WILLIAMSON COUNTY, TENN. AARON FORTNER NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jonathan O. Cruce and Carrie E. Cruce	ABN AMRO Mortgage Group, Inc.	172-8-A-97
1425 Hunters Branch Road	2600 W. Big Beaver Road	
Antioch, Tennessee 37013	Troy, MI 48084	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, SUSAN SHAKIBI DANIEL, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JONATHAN O. CRUCE AND WIFE, CARRIE E. CRUCE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 97, on the Plan of Hunters Branch, Section Two-B, of record in Plat Book 6900, page 336 and 337, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Susan G Shakibi Daniel and husband, David Daniel by Deed from Steven C. Payne and wife, E. Dianne Payne of record in Book 9797, page 676, said Register's Office; further conveyed to Susan G. Shakibi Daniel by Quitclaim Deed from David Daniel of record in Book 11065, page 98, said Register's Office.

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

( ) unimproved
This is (X) improved property known as **1425 Hunters Branch Road, Antioch, Tennessee 37013**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 **27th** day of **October, 2003**:

Susan Shakibi Daniel

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SUSAN SHAKIBI DANIEL, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood TN, this 27th day of October, 2003.

Notary Public

My Commission Expires: 7/17/06

WILLIAMSON COUNTY, TENN. AARON FORTNER NOTARY PUBLIC AT LARGE