03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Andrea M. Crutchfield
Affiant

Subscribed and sworn to before me, this 18th day of November, 2003.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 11/25/03 16:52 2pgs
Fees:13.00 Taxes:407.00

20031125-0171513

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrea Michelle Crutchfield	Cavalry Banking	052-05-0-0 175
834 Idlewild Drive	114 West College Street	
Madison TN 37115	Murfreesboro, Tennessee 37130	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Starr Wilson and husband, Ronald Wilson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Andrea M Crutchfield, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

TRACT I: BEING Lot No. 3 on the Map showing the Subdivision of Lots Nos. 35, 36 and 37 in the Subdivision of part of H. B. Chadwell Tract, as of record in Book 547, page 60, Register's office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 100 feet on the southwesterly side of Lanier Avenue, formerly a private drive, as widened, and extends back between parallel lines 259 feet to the northeasterly line of Lot No. 11.

TRACT II: APURTENANT EASEMENT of record in Book 5338, page 804, for the purposes of ingress and egress to and from the rear or any other portion of said Lot 3, described as follows:

BEGINNING at an iron pin in the south margin of Idlewild Drive, said point being the common corners of Lots Nos. 3 and 2 of the Subdivision of Lots Nos. 35, 36, and 37, in Subdivision of Parts of the H. B. Chadwell Tracts, as of record in Plat Book 547, page 60, Register's Office for Davidson County, Tennessee; thence leaving said south margin between Lots 2 and 3, S 38 degrees 00 minutes W, 259.00 feet to an iron pin; thence along the south line of Lot No. 2, N 27 degrees 30 minutes W, 17.35 feet to an iron pin and fence corner; thence along a fence N 32 degrees 19 minutes E, 154.09 feet to an iron pin; thence N 55 degrees 31 minutes E, 103.16 feet to the point of beginning, containing 5,175 square feet (0.12 acres), more or less.

BEING all of the same property conveyed to Starr Wilson and husband, Ronald Wilson, by Warranty Deed from Gary W. Hudson and wife, Myra D. Hudson, dated November 14, 2001, recorded November 19, 2001, in Instrument No. 20011119-0126322, Register's Office for Davidson County, TN

Being the same property conveyed to Starr Wilson and husband, Ronald Wilson, by deed from Gary H. Hudson and wife, Myra D. Hudson, of record in instrument No. 200111190126322, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 834 Idlewild Drive, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 18th day of November, 2003.

Starr Wilson

Ronald Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Starr Wilson and Ronald Wilson, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 18th day of November, 2003.

Notary Public

My Commission expires 03/14/05