File [redacted]20485

Davidson County DEEDWARR
Recvd: 12/01/03 11:47 2pgs
Fees:13.00 Taxes:414.40

20031201-0172428

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of November, 2003.

Notary Public

MY COMMISSION EXPIRES: 10/22/05

(AFFIX SEAL)

BARBARA K. ROGERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 10/22/05

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 102, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David R. Cruse and Amber R. Cruse	Cavalry Banking	Map: 161-11-A-202
(NAME) 455 Huntington Ridge Dr.	(NAME) 114 West College Street	Parcel:
(ADDRESS) Nashville TN 37211	(ADDRESS) Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **DEBRA C. JONES, UNMARRIED DAVID R. CRUSE, MARRIED AND AMBER R. CRUSE, UNMARRIED** 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:

Land in Davidson County, Tennessee, being all of Lot No. 202, on the Plan of Huntington Ridge Townhomes, as shown by plat appearing of record in Plat Book 4675, Page 9, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Debra C. Jones, unmarried by Warranty Deed dated May 18, 1987 of record in Book 7240, Page 407, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 4729, Page 687 and amended in Book 4889, Page 905 and Book 5394, Page 243; By-Laws of record in Book 7423, Page 762; Charter for Homeowners' Association of record in Book 4729, Page 682 and amended in Book 4890, Page 84; Easement of record in Book 6396, Page 896;, any and all matters shown on plat of record in Plat Book 4675, Page 9; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

This instrument being executed pursuant to a Power of Attorney, being recorded simultaneously herewith.

Unimproved ( )
This is improved (X) property, known as 455 Huntington Ridge Dr., 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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Witness our hands this 24th day of November, 2003.

Debra C. Jones by J. Charles Kelly
Her Attorney-in-Fact

STATE OF Tennessee

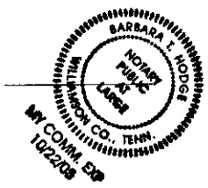
COUNTY OF Williamson

On this 24th day of November, 2003, before me personally appeared J. Charles Kelly, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Debra C. Jones and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20031201 0174247 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 24th day of November, 2003.

Notary Public

My Commission Expires:



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
124 First Avenue South, Suite 102
Franklin, TN 37064