Realty
488

Prepared by:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Affiant

Subscribed and sworn to before me, this 15th day of April, 2004.

Notary Public- Catherine R. Vass
My commission expires: 5/30/04

Davidson County DEEDWARR
Recvd: 04/19/04 14:36 2pgs
Fees:13.00 Taxes:370.00
20040419-0044187

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert K. Sturges 1900 Richard Jones Road, U-1 Nashville TN 37215	America's Wholesale Lender 7105 Corporate Drive Plano, TX 75204	117-15-0-A 85.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **G.B. Cribbs, III, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Robert K. Sturges**, hereinafter called the Grantee, his successors 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 Parcel No. 185, Unit No. U-1, in a Horizontal Property Regime located on the Plat of Green Hills Terrace, a Condominium Apartment, as of record in Book 3200, Page 64, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to G.B. Cribbs, III, a single person, by deed from Mildred White, of record in Book 9957, Page 629, 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 1900 Richard Jones Road, Nashville, TN 37215

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, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 15th day of April, 2004.

G.B. Cribbs, III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **G.B. Cribbs, III**, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Franklin, TN, this 15th day of April, 2004.

Notary Public – Catherine R. Vass

My Commission expires: 5/30/04