Bk 39

This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 05/17/04 08:29 2pgs
Fees:13.00 Taxes:592.00
20040517-0057185

WARRANTY DEED

Address new owner as:
Abraham Cromartie *et ux*
801 Fonnic Drive
Nashville, Tennessee 37207

Send tax bills to:
NBANK, NA
55 Merchant Street
Cincinnati, OH 45246

Map-Parcel
Map 42-1
Par 18

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Henrietta F. Waterston, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to Abraham Cromartie and wife, Kimberly Cromartie, ("Grantees"), their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Ozark Hills, as of record in Book 3700, page 20, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Nesbitt Drive, common corner of Lots Nos. 18 and 19; thence with the line between said two lots, northwardly 181.1 feet to a point, common corner of Lots Nos. 18, 19 and 20; thence with the line between said Lots Nos. 19 and 20, eastwardly 181.5 feet to a point in the westerly margin of Fonnic Drive; thence with said margin, southwardly 210 feet to the beginning of a curve having a radius, of 25 feet; thence with said curve, southwestwardly 39.27 feet to a point in the northerly margin of Nesbitt Drive; thence with said Nesbitt Drive, westwardly 178.45 feet to the beginning.

Being the same property conveyed to Charles A. Waterston and wife, Henrietta F. Waterston, by deed from James W. Blair and wife, Betty E. Blair by deed of record in Book 4318, page 996; said Register's Office, the said Charles A. Waterston having since died.

This is improved property known as 801 Fonnic Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees their heirs and assigns, forever.

And I, the Grantor, covenant with the Grantees that I am lawfully seized and possessed of said land in fee simple; that I have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and for real property taxes for the year 2004.

And I, the Grantor, further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

This description is the same used in the previous deed of record.

WITNESS my hand this 11th day of May, 2004.

Henrietta F. Waterston by Charles F. Waterston Atty in Fact
HENRIETTA F. WATERSTON
by Charles Waterston, Power of Attorney

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 11th day of May 2004, before me personally appeared Charles Waterston, 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 Henrietta F. Waterston, and who acknowledged that he executed the same as the free act and deed of said Henrietta F. Waterston.

My Commission Expires: 11/25/06

NOTARY PUBLIC

OLLIE MAI PARSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

The above referenced Power of Attorney naming Charles Waterston as the attorney in fact for Henrietta F. Waterston has been recorded as Instrument Number 20020906-0108398 Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 160,000.00.

AFFIANT

Subscribed and sworn to before me, this 11th day of May, 2004.

NOTARY PUBLIC

OLLIE MAI PARSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.