- re-recording in correct county - 24-1-171

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067 mail

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL NOS. |
|---|---|---|
| William Edward Crosby | Franklin American Mortgage Co. | |
| 809 Broadmoor Drive | 501 Corporate Centre Dr. Ste. 400 | MAP and PARCEL 61-7 32 |
| Nashville, TN 37216 | Franklin, TN 37067 | |

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 05/24/04 14:59 2pgs
Fees:12.00 Taxes:0.00

20040524-0060777

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Rachel Loyd, an unmarried person** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **William Edward Crosby, an unmarried person** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being described as follows, to wit:**

**Being Lot No. 11, of Block I, on the Map of Broadmoor, Section No. 2, of record in Book 547, Page 174, Register's Office for said County.**

**Said Lot No. 11 fronts 50 feet on the northerly side of Woodruff Drive and runs back between parallel lines, 155 feet to a dead line.**

**Being the same property conveyed to Rachel Loyd, unmarried, by Warranty Deed dated August 1, 1949, from T.B. Martin and wife, Irene Y. Martin, of record in Book 1732, Page 329, Register's Office for Davidson County, Tennessee.**

**This is property with a common address of 809 Broadmoor Drive, Nashville, TN 37216.**

**CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 547, Page 174, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 735, Page 41; Book 722, Page 509; Book 840, Page 289; and Book 1163, Page 560, said Register's office.**

**PROPERTY CONVEYED "AS IS."**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value, whichever is greater for this transfer is $73,600.00

William Edward Crosby
Affiant

Subscribed and sworn before me this 30th day of April, 2004.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 18, 2007

ANDREW McKAY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed this **30th** day of **April, 2004**.

X Rachel Loyd
**Rachel Loyd**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Rachel Loyd, an unmarried person** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **30th** day of **April, 2004**.

**Notary Public**
**My Commission Expires:** 1/28/2006

My Commission Expires JAN 28, 2006

File No. 0404-062

BK/PG:3221/957-958
04019875

| | |
|---|---|
| DEED | |
| 05/04/2004 | 10:14 AM |
| BATCH | 18799 |
| MTG TAX | 0.00 |
| TRN TAX | 272.32 |
| REC FEE | 10.00 |
| DP FEE | 2.00 |
| REG FEE | 1.00 |
| TOTAL | 285.32 |

STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS