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Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ROBBIN TEASLEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

06-0406-71269

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $74,000.00

Affiant

Subscribed and sworn to before me, this 21 day of June, 2004.

Notary Public
My commission expires: 11-27-2006

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Lavita R. Crutcher	Amsouth Bank	95-8-236
245 -B Graylynn Dr.	2050 Parkway Office Circle	
Nashville TN 37214	Birmingham, AL 35244	

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, Michael W. Woodard and Angelene Woodard, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lavita R. Crutcher , unmarried , hereinafter called the Grantee, her 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 Lot No. 1-A of the Zone Lot Division, Lot 2 of the Resubdivision of Lot 13, Section 2, on the plan of Spring Valley Acres, of record in Plat Book 6050, Page 271, amended in Book 6200, Page 724, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael W. Woodard and Angelene Woodard by deed, dated 01/06/03, from I. Dyke Tatum, Subsittute Trustee, of record in Instrument No. 200401070002512, re-recorded to correct year of sale in Instrument No. 200401260009748; being further conveyed to Angel A. Rosado and wife, Antonia Rosado and Fernando L. Flores and wife, Agnes M. Flores by deed, dated 10/20/88, from Wright & Atwood, of record in Book 7685, Page 315, said Register's Office.

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 245 -B Graylynn Dr., Nashville, TN 37214

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, her heirs, successors and assigns, forever. Grantors covenant with Grantee 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 Grantee, her 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 21 day of June, 2004.

Michael W. Woodard by Angelene Woodard his Attorney in Fact

Michael W. Woodard by
Angelene Woodard his Attorney in Fact

Angelene Woodard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael W. Woodard, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Michael W. Woodard and that she is authorized by Michael W. Woodard to execute this instrument on his behalf.

Witness my hand in Mt. Juliet, TN, this 21 day of June, 2004.

Robbin Teasley
Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

ROBBIN TEASLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.