Box 14A
17217-4

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/02/04 15:31 2pgs
Fees:13.00 Taxes:1010.10
20040702-0079462

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$273,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2004.

Notary Public

My commission expires: 4/10/05 (AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Angela E. Gore	**SunTrust Mortgage, Inc.**	**Map 104-5, Parcel 242.00**
3615 Westbrook Avenue	**201 4th Avenue North, 7th Floor**	
Nashville, TN 37205	**Nashville, TN 37219**	

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, WE,

Cynthia C. Crane, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Angela E. Gore, 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 the westerly 50 feet of Lot No. 469 on the Plan of Richland Realty Company's Division "C", of record in Book 421, page 31, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 469 fronts 50 feet on the southerly margin of Westbrook Avenue and extends back between parallel lines 177 feet, more or less, to an alley.

Being the same property conveyed to Cynthia C. Crane by Deed from Jean Williams Bybee, Unmarried, of record in Book 7955, Page 137, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (__X__) Unimproved (____) property, known as: **3615 Westbrook Avenue, Nashville, TN 37205**

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 we do covenant with the said GRANTEES that we 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 we do further convenant and bind ourselves, our heirs and representatives, 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 my/our hand(s) this **30th** day of **June, 2004.**

Cynthia C. Crane

Cynthia C. Crane

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cynthia C. Crane,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **June, 2004.**

Notary Public

My Commission Expires: 4/10/05

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.