03

Rocky Title 48-A

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040165

Davidson County DEEDWARR
Recvd: 07/07/04 09:29 3pgs
Fees:18.00 Taxes:186.50
20040707-0080386

Send Tax Bills To:
CTX Mortgage Company, LLC
P.O. Box 650269
Dallas, TX 75265-0269

New Owner is: Stephen Jonathan Lawler
1502 23rd Avenue North
Nashville, TN 37208

MAP: 81-15
PARCEL: 26.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Frances Ann Jones, Sheron K. Taylor, and Samuel Albert Crook, Jr. by their duly appointed attorney-in-fact, Derrick Smith, devisees under the Last Will and Testament, of Mary Lou Crook, deceased** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Stephen Jonathan Lawler** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being lot No. 146 on the plan of S. A. Champion's Subdivision of certain lots in the Harding Addition, as of record in Book 161, page 132, Register's Office for said County.

Said Lot No. 146 fronts 50 feet on the easterly side of 23rd Avenue North, formerly Lealand Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Elnora White aka Elnora Harlan, by deed from Theodore Lewis and John T. Lewis, Trustess, of record in Book 3534, Page 423, Register's Office for Davidson Coutny, Tennessee. Elnora White aka Elnora Harlan died intestate on or about February 29, 1972, leaving Mary Lou Crook as her sole heir at law. See Affidavit of Heirship of record in Book 10120, Page 156, said Register's Office. Mary Lou Crook died testate and by will of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 01P-1117, subject property was devised to Sheron K. Taylor and Samuel Albert Crook, Jr., each as to a 1/4 interest and Frances Ann Jones, as to a ½ interest.

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

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 04 day of June, 2004.

GRANTOR:

Frances Ann Jones
By: Derrick C. Smith as A.I.F

Frances Ann Jones devisees under the Last Will and Testament, of Mary Lou Crook, deceased by Derrick Smith as Attorney-in-Fact

Sheron K. Taylor
By: Derrick C. Smith as A.I.F.

Sharon K. Taylor devisees under the Last Will and Testament, of Mary Lou Crook, deceased by Derrick Smith as Attorney-in-Fact

Samuel Albert Crook Jr.
By: Derrick C. Smith as A.I.F.

Samuel Albert Crook, Jr. devisees under the Last Will and Testament, of Mary Lou Crook, deceased by Derrick Smith as Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Derrick Smith** , with whom I am personally acquainted, and to me known to be the person who executed the foregoing (DEED) instrument and/on behalf of **Frances Ann Jones, Sharon K. Taylor, and Samuel Albert Crook, Jr., devisees under the Last Will and Testament, of Mary Lou Crook, deceased** and who acknowledged that he executed the same as free act and deed of the said **Frances Ann Jones, Sharon K. Taylor, and Samuel Albert Crook, Jr.** and for the purpose therein contained by virtue of the one certain Power of Attorney duly executed by the said **Frances Ann Jones, Sharon K. Taylor, and Samuel Albert Crook, Jr.** and appearing of record in Record Book _____, Page _____, of the said Register's Office of Davidson County, Tennessee. Inst # 20040707-0080383, 20040707-0080384 + 20040707-0080385

Witness my hand and seal on this the 14 day of June, 2004.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

Affiant

SWORN TO and subscribed before me this 14 day of June, 2004.

NOTARY PUBLIC

My commission expires:

3/14/05