Warranty Deed	State of Tennessee County of DAVIDSON The actual consideration or value, whichever is greater, for this transfer is **$81,300.00.** Silpa B. Patel Affiant Subscribed and sworn to before me, this the 28th day of July, 2004. Notary Public My commission expires:_____ (AFFIX SEAL)

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. July 19, 2008

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Silpa Patel	First Franklin Financial	**075-11-126.00**
693 Mercer Drive	2150 North First Street	
Hermitage, Tn 37076	San Jose, Ca 95131	

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 ACKNOWLEDGE, WE,

Patricia Crowley, an unmarried woman

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

Silpa B. Patel, 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:

Being Lot No. 76-A of the Zone Lot Division of Lot Nos. 1, 2, 3 and 74 through 82 of the Meadows of Tulip Grove, Section 1, as of record in Plat Book 6250, page 304 and amending the Plan of record in Book 5200, page 612 and also amended in Book 6231, page 154, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Patricia Crowley, an unmarried person by deed from David W. Spence and wife, Jennifer Spence dated 2/28/01 and recorded 3/2/01 in Instrument # 200103020019738, Register's Office for Davidson County, Tennessee.

Restrictions, Easements, and all matters of record on subdivision plat recorded in the Plan of record in Book 6250, page 304 amending Book 5200, page 612 amending 6231, page 154, said plan also shows Public Utility and Drainage easement, Register's Office for Davidson County, Tennessee.

Restrictive Covenants contained in Book 6291, page 899, Register's Office for Davidson County, Tennessee.

This is improved (___X_) Unimproved (____) property, known as **693 Mercer Drive, Hermitage, Tn 37076**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 **28th** day of **July, 2004.**

Patricia Crowley
Patricia Crowley

Davidson County DEEDWARR
Recvd: 08/06/04 15:28 2pgs
Fees:13.00 Taxes:300.81
20040806-0095333

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Patricia Crowley, an unmarried woman,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of **July, 2004.**

_____
Notary Public

My Commission Expires:_____

