Book 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/27/04 15:06 2pgs
Fees:13.00 Taxes:464.35

20040927-0116261

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $125,500.00.

Affiant

Subscribed and sworn to before me this day of September, 2004

Notary Public

My Commission expires: My Commission Expires JULY 21, 2007

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Valerie Jones	SAME	060-020-206.00
3106 Vailview Drive		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kenneth Lamont Crutcher and wife, Kim Yvette Crutcher**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Valerie Jones**, unmarried, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 203 on the plan of Parkwood Estates, Section 1, of record in Book 2900, page 119, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kenneth Lamont Crutcher and wife, Kim Yvette Crutcher, by deed from John W. Horsley and wife, Delores J. Horsley, on August 29, 1986, of record in Book 6967, page 597, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 2900, page 119 and 120, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3136, page 52; and Book 3253, page 591, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3106 Vailview Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 21, 2004.

Kenneth L. Crutcher
By
Kim Y. Crutcher as attorney-in-fact
K.C.
~~Kevin L. Crutcher~~
By. KENNETH L. -
K.C.
Kim Y. Crutcher
Kim Y. Crutcher

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kenneth Lamont Crutcher and wife, Kim Yvette Crutcher** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 21, 2004

My commission expires _____

_____
Notary Public

JASON C. GUTHRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires June 21, 2007