# WARRANTY DEED

SHIRLEY JONES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

My Commission Expires 2/27/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September, 2004

Notary Public

MY COMMISSION EXPIRES: 2/27/07
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: New Owner | MAP-PARCEL NUMBERS |
|---|---|---|
| Katherine Crum | ~~Argent Mortgage Company, LLC~~ | MAP: 061150 |
| (NAME) | (NAME) | |
| 1008 McIver Drive | ~~333 Westchester Ave, 1st Floor~~ | PARCEL: 06001 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | ~~White Plains, NY 10604~~ | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Jake Crum ,unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Katherine Crum and husband, Tabor Crum

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:

Property located at 1008 McIver Drive, Nashville, Davidson County, Tennessee, 37216 AND:

Land in Davidson County, Tennessee, being the westerly 70 feet of Lot No. 18 and the easterly 55 feet of Lot No. 19 on the map of the Subdivision of the maplewood Home Tract as of record in Book 421, page 174, Register's Offfice for Davidson County, Tennessee.

Said part of said lots 18 and 19 front together 125 feet on the southerly side of McIver Street and runs back 87.4 feet, more or less, on the westerly line and 92.7 feet, more or less, on the easterly line to a dead line measuring 125 feet, more or less thereon.

Being the same property conveyed to Jake Crum on 05/15/01 by deed from George F. Cranor and wife, Nancy S. Cranor, filed for record on 05/18/01, in Instrument Number 20010518-0051993, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 1008 McIver Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 covenant 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 hand this 15th day of September, 2004

Jake Crum

Davidson County DEEDWARR
Recvd: 09/30/04 14:38 2pgs
Fees:13.00 Taxes:351.50

20040930-0118044

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 Jake Crum

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 15th day of September, 2004.

Commission expires 8/31/08

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

ROY C. FORNEY, III
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY