20333

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B0436

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/26/04 13:56 2pgs
Fees:13.00 Taxes:333.00

20041026-0128745

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $90,000.00.

Jacqueline M. Crownover
Affiant

Subscribed and sworn to me on October 22, 2004.

JUNE E. ROWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
JUNE E. ROWELL
My Commission Expires
JULY 29, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20333SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Don Crownover Jackie Crownover 93 UTSI Road Estill Springs, TN 37330	SAME	173-04-0-A-115.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert R. Eva, an unmarried person, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Don Crownover and wife, Jackie Crownover, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 115, on the Plan of Phase One, of Oak Highlands, as of record in Plat Book 6900, pages 432 thru 435, inclusive, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert H. Eva and wife, Jennifer M. Eva, by deed from John E. Marshall and wife, Rebecca J. Marshall, of record in Book 9111, page 35, Register's Office for Davidson County, Tennessee. The said Jennifer M. Eva conveyed all of her rights, title and interest in subject property by Quitclaim Deed from Jennifer M. Eva to Robert R. Eva, of record in Book 9602, page 304, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes have been assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Plat Book 6900, pages 432 thru 435, Register's Office for Davidson County, Tennessee.
4. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restriction for Oak Highlands, of record in Book 7350, page 24, re-recorded in Book 7367, page 587, amended in Book 8765, page 77, supplemental of record as Instrument No. 200004280042354; Instrument No. 20020725-0089130 and Instrument No. 20020725-0089131, Register's Office for Davidson County, Tennessee.
5. By-Laws of record in Book 8765, page 90, of record in Register's Office for Davidson County, Tennessee.

6. Charter of the Oak Highlands Homeowners Association of record in Book 7337, page 529, as amended in Book 8765, page 100, Register's Office for Davidson County, Tennessee.
7. Easement for sanitary sewers and/or storm drainage, of record as Instrument No. 200001002-0097139, Register's Office for Davidson County, Tennessee.
8. Quitclaim Deed for common areas of record in Book 7473, page 697, Register's Office for Davidson County, Tennessee.
9. Subject to the rights of others in and to the common areas.
10. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

This property is also known as improved property located at 5053 West Oak Highland Drive, Antioch, TN 37013.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands on October 22, 2004.

Robert R. Eva

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 22, 2004, before me personally appeared Robert R. Eva, an unmarried person, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as her free act and deed.

Witness my hand and official seal on October 22, 2004.

NOTARY PUBLIC

My Commission Expires:

JUNE E. ROWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
JUNE E. ROWELL
My Commission Expires
JULY 29, 2006
STATE OF TENNESSEE