STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Subscribed and sworn to before me, this 30th day of ~~November~~ December, 2004.

Affiant

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Davidson County DEEDWARR
Recvd: 12/14/04 10:43 2pgs
Fees:13.00 Taxes:259.00

20041214-0148369

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
WALTER R. CRAWFORD, JR. 718 DOUGLAS AVENUE NASHVILLE, TN 37207 MAP & PARCEL NO. 071-16-0/276.00	718 DOUGLAS AVENUE NASHVILLE, TN 37207

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MARY WILLIS, unmarried, and EDDIE WILLIAMS and wife, JACQUELINE WILLIAMS,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

WALTER R. CRAWFORD, JR., ~~unmarried~~ and wife, TIFFANY CRAWFORD

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being the easterly part of Lots Nos. 340, 341, 342, 343 on the Plan of Oakwook Park, as of record in Book 421, page 12, Register's Office for said County.

Said part of Lots Nos. 340, 341, 342, 343 front 62.3 feet on the southerly side of Mile End Avenue and run back between parallel lines with the margin of a 15-foot alley, 117.5 feet to a line at the rear on which they measure 65 feet.

Being the same property conveyed to Willis W. Williams and wife, Josie Joyce Williams by Warranty Deed from Murray A. Tatum and wife, Bradie C. Tatum, dated November 7, 1962, and filed of record on November 13, 1962, in Book 3461, page 631, Register's Office for Davidson County, Tennessee. The said Willis W. Williams and wife, Josie Joyce Williams now being deceased, leaving their children as heirs at law.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2004, WHICH

HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 421, PAGE 12; AND(C) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 718 DOUGLAS AVENUE, NASHVILLE, TENNESSEE 37207

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 26 DAY OF NOVEMBER, 2004.

Mary Willis
MARY WILLIS

Eddie Williams
EDDIE WILLIAMS

Jacqueline Williams
JACQUELINE WILLIAMS

STATE OF GEORGIA
COUNTY OF DeKalb

On this 26 day of November, 2004, before me personally appeared Mary Willis, unmarried, Eddie Williams and wife, Jacqueline Williams, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:
NOTARY PUBLIC, DEKALB COUNTY, GEORGIA
My Commission Expires January 12, 2008

Notary Public

NOTARY PUBLIC DEKALB COUNTY, GA BLUETTA SHEALEY

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WARRANTY DEED

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RETURN TO: 1104
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214