Davidson County DEEDWARR
Recvd: 01/19/05 09:26 2 pgs
Fees:13.00 Taxes:362.60

20050119-0006574

State of Tennessee
County of
The actual consideration or value whichever is greater is $98,000.00.

Subsribed and sworn before me this the 13th day of January, 2005.

Affiant

Notary Public

(Affix Seal)

CANDACE Y. BURNETTE NOTARY PUBLIC AT LARGE WILLIAMSON CO TENNESSEE EXPIRES 11-1-2006

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 400975
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Sandra Crane
1029 Patio Drive
Nashville, TN 37211

Send tax bills to:
American Home Mortgage
520 Broadhollow Rd
Melville NY 11747

Map 108-3 Parcel 336

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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Patricia Lee Baugus, A Married Woman

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

Sandy Crane

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

Being Lot Number 132 A on the Plan of Zone Lot Division Section Six Patio Villa of record in Plat Book 6250, Page 489, Amended in Plat Book 6250, Pages 570, 571, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Patricia Lee Baugus,Unmarried by Deed of record in Book 7098, Page 697, said Register's Office.

Subject to taxes for the year 2005, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 1029 Patio Drive, Nashville, TN 37211

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 successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 13th day of January, 2005.

Patricia Lee Baugus

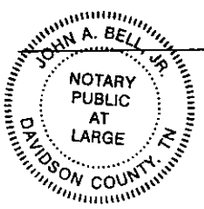
Ronald Smith

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Patricia Lee Baugus and Ronald Smith the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of January, 2005.

My commission expires:



JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 29, 2006

Notary Public