WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 46,000.00

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 27th day of January, 2005.

NOTARY PUBLIC
My Commission Expires: 1/28/06

Davidson County DEEDWARR
Recvd: 01/27/05 12:35 2 pgs
Fees:13.00 Taxes:170.20
20050127-0010150

This space for Register's Office

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay St, #200 Nashville, TN 37201, 615.256.5003 file#05010002

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Macon Crutcher, and wife, Marilyn Crutcher 711 Ronnie Road Madison, TN 37115	New Owner	Map 71-08-0 / Parcel 190.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Macon Crutcher and wife, Marilyn Crutcher, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **ROSALYN STANTON, n/k/a, ROSALYN STANTON DAVIS, and husband, GENE DAVIS, and RUBY LEE WILSON, an unmarried woman** the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

MACON CRUTCHER *and wife,* **MARILYN CRUTCHER**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 61 on the Map of Joywood Heights, Section One, of record in Plat Book 1130, page 91, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Rosalyn Stanton and Ruby Lee Wilson by Warranty Deed from Curtis R. Detharidge and wife, Prasetyawapi Detharidge, of record in Book 7665, page 75, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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. 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. 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.

The herein described property is subject to the following:
2005 Property taxes are to be prorated and assumed by the GRANTEES.

This is improved property known as: 2003 Jones Avenue, Nashville, TN. 37207.

Witness our hands this 27 day of January, 2005.

Rosalyn Stanton n/k/a Rosalyn Stanton Davis

Gene Davis

Ruby Lee Wilson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Margaret R. Means, a Notary Public in and for said County and State, the within named Rosalyn Stanton n/k/a Rosalyn Stanton Davis and husband Gene Davis and Ruby Lee Wilson, unmarried the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of January, 2005.

NOTARY PUBLIC

My Commission Expires: 1/28/06

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WARRANTY DEED

From: **Rosalyn Stanton,** n/k/a,
Rosalyn Stanton Davis, and spouse
Gene Davis and
Ruby Lee Wilson, unmarried

To: **Macon Crutcher**
and wife,
Marilyn Crutcher

Property:

2003 Jones Avenue
Nashville, TN. 37207

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
johnny@ljelaw.com
(615) 256-5003