Davidson County DEEDWARR
Recvd: 02/14/05 12:12 2 pgs
Fees:13.00 Taxes:1350.50
20050214-0016483

RITA MANGRUM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$365,000.00.**

B. Mangrum
Affiant

Subscribed and sworn to before me, this the 10th day of February, 2005.

Notary Public

My commission expires: 3-1-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kevin J. Saunders	**SunTrust Mortgage, Inc.**	**Map 116-040, Parcel 168.00**
809 South Wilson Blvd.	**201 4th Avenue North, 7th Floor**	
Nashville, TN 37215	**Nashville, TN 37219**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Richard P. Crook and wife, Heather W. Crook

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin J. Saunders, unmarried

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:

Land in Davidson County, Tennessee being the southerly 25 feet of Lot 1 and the northerly 50 feet of Lot 2, Block "L" on the plan of WM Cantrell's Subdivision of record in Plat Book 332, Page 85, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Said parts of Lots 1 & 2, Block "L" front together 75 feet on the westerly margin of South Wilson Avenue or Boulevard and extend back between parallel lines 250 feet to an alley.

Being the same property conveyed to Richard P. Crook and wife, Heather W. Crook by deed from A. Warren Phillips, III and wife, Mary S. Phillips of record in Book 10199, Page 33, re-recorded in Book 10207, Page 878, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2005 and subsequent years, easements, and restrictions of record if any.

This is improved (_X___) Unimproved (____) property, known as **809 South Wilson Blvd., Nashville, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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/our hand(s) this 10th day of February, 2005.

Richard P. Crook

Heather W. Crook

Heather W. Crook

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard P. Crook and wife, Heather W. Crook,** 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, at Brentwood, Tennessee on this **10th** day of **February, 2005.**

Notary Public

My Commission Expires: 3-1-09

