WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,300.00

Rachel Adtemus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY, 2005.

Darlene Shutt
Notary Public

MY COMMISSION EXPIRES: November 25, 2007.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/15/05 15:32 2 pgs
Fees:13.00 Taxes:271.21

20050215-0017300

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072

H-2039

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antwan Crook	Accredited Homes Lenders, Inc.	072-14-0 096.00
(NAME)	(NAME)	
1411 Straightway Avenue	5500 Interstate North Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Atlanta, GA 30328	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Johnny Bolton and Virginia C. Bolton (erroneously referred to as Virgina in prior deed of record), husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Antwan Crook, 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 westerly 47 ½ feet of the southerly 134.0 feet of Lot No. 13 as shown on the Plan of Lots No. 28, 29 and part of 30 of the Brownsville Addition as surveyed for A.H. Robinson of record in Plat Book 57, page 1 Register's Office for Davidson County, Tennessee.

Said part of Lot No. 13 begins at the southeast corner of Lot No. 12 at the northerly margin of Straightway Avenue, formerly Main Street; thence with the line between Lots Nos. 12 and 13 North deg. East 134.0 feet to a point; thence South 86 deg. 40 min. East 47-1/2 feet to a point; thence South 3 deg. West 134.0 feet to a point in the northerly margin of said Avenue; thence with said margin of said Avenue North 86 deg. 40 min. West 47 ½ feet to the point of beginning.

Being the same property conveyed to Johnny Bolton and Virgina C. Bolton, husband and wife, by Special Warranty Deed from The Bank of New York, Trust, U/A, dated 12/01/01 (EQCC trust 2001-2) Grantor, by its duly authorized attorney in fact by Select Portfolio Servicing Inc, F/K/A Fairbanks Capital Corp., Grantor, of record in Instrument # 20041020-0126231, Register's Office for Davidson County, Tennessee.

Virgina C. Bolton is correctly known as Virginia C. Bolton.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1411 Straightway Avenue, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 our hands this 9th day of February, 2005.

Johnny Bolton

Virginia C. Bolton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnny Bolton and wife, Virginia C. Bolton the bargainor(s), with whom I am personally acquainted for 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 Goodletstville, Tennessee, this 9th day of February, 2005.

Commission Expires: 11-25-07

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072