THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Susan M.E. Martin
306 Monaco Drive
Hermitage, TN 37076

MAP PARCEL NUMBERS
19-075.06-0-117.00

PICK-UP

Davidson County DEEDWARR
Recvd: 03/03/05 10:07 2 pg
Fees:13.00 Taxes:401.45

20050303-0023404

WARRANTY DEED

THIS INDENTURE, made and entered into this **4th** day of **February, 2005**, by and between **Shavonda Crawford and Jeff Crawford, both married**, party of the first part, and **Susie ME Martin**, party of the second part,

WITNESSETH: That for and in consideration of **$108,500.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Hermitage County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Hermitage Estates, Section 5, as of record in Book 4175, page 67, Register's Office for said County, described as follows:

Said Lot No. 14 fronts 46.97 feet on the southerly side of Monaco Drive and extends back 157.59 feet on the easterly line which is a broken line and 126.25 feet on the westerly line in the rear on which it measures 85.00 feet.

Being the same property conveyed to Shavonda T. Crawford by Warranty Deed from Sharon D. Johnson dated 9/28/01, recorded 10/8/01, Instrument No. 200110080109218, said Register's Office. Re-recorded in Instrument No. 200111210127942, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the GRANTEE(s): All matters appearing of record on the Plan of record in Book 4125, page 67, said Register's Office. Restrictive Covenants, Restrictions, Declarations of Covenants, Conditions and Restrictions of record in Book 4341, page 247, said Register's Office. Any and all matters appearing of record, easements, right-of-way, set back lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Washington County, Tennessee.

The above legal is identical to the one of the previous deed.

This property is also known as 306 Monaco Drive Hermitage, TN 37076.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Shavonda Crawford
Shavonda Crawford

Jeff Crawford
Jeff Crawford

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Shavonda Crawford and Jeff Crawford, both unmarried** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 4th day of February, **2005**.

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires 8/22/07

Heather M. Moore
Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$108,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Angie Valentine Smith
Affiant

Subscribed and sworn to before me this 4th day of February, **2005**.

Heather M. Moore

PROPERTY ADDRESS:
306 Monaco Drive
Hermitage, TN 37076

Name & Address of New Owner:
Susan M.E. Martin
306 Monaco Drive
Hermitage, TN 37076

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2005