Davidson County DEEDWARR
Recvd: 03/16/05 12:59 3 pgs
Fees:18.00 Taxes:42.55
20050316-0028957

THIS INSTRUMENT PREPARED BY:
William P. Jones, BPR #4084
Attorney at Law
Post Office Box 738
Hendersonville, TN **37077-0738**
Telephone: (615) 824-3761, Ext. 201

Map and Parcel: 0-81-03-0066-00

ADDRESS NEW OWNER:

DANNY RAY CRUTCHFIELD
1300 Beasley Bend Road
Lebanon, TN 37087

MORTGAGEE:

SEND TAX BILLS TO:

OWNER

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of **Ten Dollars ($10.00)**, cash in hand paid by the hereinafter named grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JOHNNY BURROUGHS and wife, LINDA BURROUGHS**, hereinafter called the **grantors**, have this day bargained and sold and, by these presents, do relinquish, transfer and convey unto **DANNY RAY CRUTCHFIELD**, hereinafter called the **grantee**, his heirs and assigns, all of our right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 23 on the Map of Myer's Subdivision of Buena Vista Plan, and of record in Book 21, Page 48, Register's Office for said County.

SAID Lot No. 23 fronts 85 feet on the easterly side of 18th Avenue North and runs back 95 feet on the northerly line, along the southerly margin of Walsh Street, and 139 feet on the southerly line to the westerly margin of 15th Avenue North, formerly Woods Street, measuring 70 feet thereon.

BEING the same property conveyed to grantors herein by Warranty Deed of record as Instrument No. 20041022-0127591 and Deed of record as Instrument No. 20041022-0127592, Register's Office for Davidson County, Tennessee.

THIS is unimproved property known as: 2218 - 18th Avenue North, Nashville, Tennessee 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest

thereunto belonging to the said **grantee, DANNY RAY CRUTCHFIELD**, his heirs and assigns, forever; and we do covenant with the said **grantee** 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 except as of record, 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.

IN WITNESS WHEREOF, we have hereunto set our hands on this 15th day of March, 2005.

Johnny Burroughs
JOHNNY BURROUGHS

Linda Burroughs
LINDA BURROUGHS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State aforesaid, personally appeared **JOHNNY BURROUGHS and wife, LINDA BURROUGHS**, the within named bargainors, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 15 day of March, 2005 at Nashville, Tennessee.

NOTARY PUBLIC

My Commission expires: 9-15-05

WILLIAM PHOENIX Large Notary Public SUMNER COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 11,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 15 day of March, 2005.

WILLIAM P. JONES Notary Public Large SUMNER COUNTY, TN

NOTARY PUBLIC

My Commission expires: 9-22-