ADDRESS NEW OWNER and
SEND TAX BILLS:
KRISTI L. CRAWFORD
641 Old Hickory Blvd #128
Brentwood TN 37027

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
171 - 3 - B - 97

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETY SIX THOUSAND DOLLARS ($196,000.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, PATRICIA A. COPAS, unmarried, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to KRISTI L. CRAWFORD, an unmarried woman, hereinafter called GRANTEE, her heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Phase One, Section Two, Townhomes of Fredericksburg, of record in Plat Book 9700, Page 364, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Patricia A. Copas, unmarried, by deed dated April 17, 1998 and recorded in Book 10913, Page 672, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 641 Old Hickory Blvd. #128, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, her heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 04/14/05 11:00 2 pgs
Fees:13.00 Taxes:725.20
20050414-0041649

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 8 day of April, 2005.

PATRICIA COPAS

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, PATRICIA COPAS, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 8 day of April, 2005.

NOTARY PUBLIC

My Commission Expires:

10/24/05

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $196,000.00.

AFFIANT

Subscribed to and sworn before me this the 8 day of April, 2005.

NOTARY PUBLIC

My Commission Expires:

EVELYN LOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires Nov. 25, 2006

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