Davidson County DEEDWARR
Recvd: 04/19/05 10:22 2 pgs
Fees:13.00 Taxes:377.40

20050419-0043313

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of April, 2005

Notary Public:

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Sharyl L. Martin	Countrywide Home Loans, Inc.	Map 84
2206 Weona Drive	3011 Armory Dr., Ste. 120	Group 10
Nashville, TN 37214	Nashville, TN 37204	Parcel 15

FOR AND IN 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 Ray Crumby and wife, Bonita C. Crumby

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Sharyl L. Martin

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 Lot No. 62 on the Map of Maplecrest, as of record in Book 1835, Pages 27 and 28, Register's Office for said County.

Said Lot No. 62 fronts 55 feet on the northwesterly side of Weona Drive and runs back between lines, 235 on the northeasterly line and 210 feet on the southwesterly line, to the right-of-way of the Tennessee Central Railroad, on which it measures 112 feet.

INCLUDED, BUT EXPRESSLY EXCLUDED therefrom is the following property found in Deed of record in Instrument 20030701-0091137, said Register's Office, described as follows, to wit:

Beginning at the point of intersection of the existing southeast margin of Nashville & Eastern Railroad and the east boundary of the Bobby E. Haskins, ETUX property; thence with said existing margin having a 1382.39 ft. radius curve right and easterly 111.69 ft. to a point; thence with the west boundary of the Johnny R. Crumby, Jr. and Stacy C. Clinkenbeard, unmarried, property S 14^ 07' 51" E 51.29 ft. to a point; thence with the proposed southeast margin of said railroad having a 2794.79 ft. radius curve left and westerly 99.20 ft. to a point; thence with said east boundary N 27^ 35' 59" W 38.84 ft. to the point of beginning, containing 0.107 acres and being part of the same property conveyed to Martha R. Anderson and husband, Robert G. Anderson, Jr. to Johnny Ray Crumby as of record in Book 6422, Page 309, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Johnny Ray Crumby by deed from Martha R. Anderson and husband, Robert G. Anderson, of record in Book 6422, Page 309, said Register's Office.

This conveyance is subject to Restrictions of record in Book 3436, Page 320, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1835, Pages 27 and 28, said Register's Office.

The said Bonita C. Crumby joins in this conveyance to convey any and all marital interest she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2206 Weona Drive, Nashville, TN 37214

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 7th day of April, 2005.

Johnny Ray Crumby

Bonita C. Crumby

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 Ray Crumby and wife, Bonita C. Crumby, 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 Nashville, Tennessee, this 7th day of April, 2005.

My Commission Expires: 01/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.