Box 50 B

| THIS INSTRUMENT PREPARED BY:<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 24156-04-2005** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $187,000.00.<br>Marie M. Cannon<br>Affiant<br>Subscribed and sworn to before me this 21st day of April, 2005.<br>Notary Public<br>My Commission Expires: |
|---|---|

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

# WARRANTY DEED

| **Address New Owner:**<br>William S. Croft<br>Megan O. Croft<br>213 Garrett Drive<br>Nashville, TN 37211 | **Send Tax Bills To:**<br>Wells Fargo Bk, NA.<br>P.O. Box 5137<br>Des Moines, IA 50306-5137 | **Tax Information:**<br>Map No. 147.06-0 My Commission Expires JULY 19, 2008<br>Parcel No. 014.00 |
|---|---|---|

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marie M. Cannon, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William S. Croft and wife, Megan O. Croft** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 213 Garrett Drive, Nashville, Tennessee 37211

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 21st day of April, 2005.

Marie M. Cannon
Marie M. Cannon

Davidson County DEEDWARR
Recvd: 04/25/05 10:55 2 pgs
Fees:13.00 Taxes:691.90
20050425-0045553

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Marie M. Cannon, unmarried**, 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 21st day of April, 2005.

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

My Commission Expires JULY 19, 2008

Notary Public

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 160 on the Plan of Section One (Revised) Caldwell Hall as of record in Plat Book 2900, pages 57 thru 59, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Donnie W. Cannon and wife, Marie M. Cannon by deed dated October 1, 1976 from Will Melvell Hooke and wife, Mary V. Hooke of record in Book 5075, page 545, Register's Office for Davidson County, Tennessee. Donnie W. Cannon has since died.

This conveyance is made subject to:

1. Taxes which have been pro-rated and assumed by the Grantee; and
2. All matters appearing on the Plan of record as Book 2900, pages 57 thru 59, Register's Office for Davidson County, Tennessee.