Davidson County DEEDWARR
Recvd: 04/25/05 13:34 2 pgs
Fees:13.00 Taxes:807.38

20050425-0045707

This Instrument Was Prepared By:

Kirk C. Waite
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $218,212.00

Affiant

Subscribed and sworn to before me, This 15th day of April, 2005.

Notary Public

My Commission Expires: 7-9-08

Address New Owner	Send Tax Bills to:	Map-Parcel
Kevin Crowley 857 Morton Mill Road Nashville, TN 37221	SAME	142-13-0-B-193

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Rochford Realty and Construction Co., Inc. hereinafter called the Grantor, has Kevin Crowley and wife, Amy Crowley, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 223 on the Plan of Riverside, Phase 5-B, of record in Instrument No. 20030212-0019415, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Rochford Realty and Construction Co., Inc. deed of record in Book 7103, Page 48, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes 2005 and subsequent years
2. All matters set forth in Plat of record in Instrument No. 20030212-0019415, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Book 7185, Page 619 and Book 7405, Page 780, amended in Instrument No. 20040419-0044163; Charter of the Homeowners Association of record in Book 7829, page 703, Register's Office for Davidson County, Tennessee.
4. Easements of record in Book 6970, Page 275 and Page 281; Book 6970, Page 278; Book 7103, Page 48 and Book 6972, Page 45, Register's Office for Davidson County, Tennessee.

This is improved property known as 857 Morton Mill Road Nashville, TN 37221

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of April, 2005

Rochford Realty & Construction Co., Inc.

By: _____
James G. Morrissey, Vice President

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Laura Shoun, a Notary Public of the State and County aforesaid, personally appeared James G. Morrissey, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the Vice President of Rochford Realty & Construction Co., Inc., the within named bargainor, and that he as such Vice President, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of Rochford Realty & Construction Co., Inc. by himself as such Vice President.

Witness my hand, at Nashville, Tennessee, this 15th day of April, 2005.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-19-08

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.