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Davidson County DEEDWARR
Recvd: 05/02/05 15:56 2 pgs
Fees:13.00 Taxes:625.30

20050502-0048772

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $169,000.00. Julie Colleen Crawford Affiant Subscribed and sworn to before me, this 29th day of April, 2005. Notary Public My Commission Expires

GEORGE V. CRAWFORD, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Anthony G. Crawford, Jr. and wife, Julie Crawford 7229 Willow Creek Road Nashville, TN 37215	Suntrust Mortgage Inc 901 Semmes Ave Richmond, VA 23224	142-11-0 124.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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, **ANNETTE N. NIELSEN,** a single person, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ANTHONY G. CRAWFORD AND WIFE, JULIE CRAWFORD,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Westward Winds, of record in Book 3700, page 32, Register's Office for said County.

Said Lot No. 50 fronts 80 feet on the easterly margin of Willow Creek Road and extends back 185.3 feet on the northerly line 189.6 feet on the southerly line to a dead line in the rear, measuring 66.80 feet thereon.

Being the same property conveyed to Annette N. Nielsen by deed from Jason A. Hale, and wife, Trisha Hale, of record as Instrument No. 20040818-0099699, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 3700, page 32, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 3944, page 377, Register's Office for Davidson County, Tennessee.

This is improved property known as 7229 Willow Creek Road, Nashville, TN 37215.

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 29th day of April, 2005.

Annette N. Nielsen

Annette N. Nielsen

By: Norma Warren, Attorney in Fact

Norma Warren, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NORMA WARREN**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 29th day of April, 2005.

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires JULY 21, 2007