File Box 8

PREPARED BY (AND RETURN TO):

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W & I Ref: _____ Title No: 46256

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/20/05 14:47 2 pgs
Fees:13.00 Taxes:869.50

20050520-0057329

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Peter Fredrick Crossno Christine L. Crossno 6537 Chessington Drive Nashville, Tennessee 37221	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 155-08-C-230

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$235,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Randy Brewer and spouse, Julie Brewer**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Peter Fredrick Crossno and spouse, Christine L. Crossno** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 230 on the Plan of Resubdivision of Lots 230 and 231 Poplar Creek Estates, Phase Two of record in Book 8250, page 678, Register's Office for said County.

Said Lot No. 230 fronts 70.50 feet on the westerly margin of Chessington Drive and extends back 132.30 feet on the northerly line and 143.90 feet on the southerly line to a broken line in the rear, measuring 92.71 feet thereon.

Being the same property conveyed to Randy Brewer and wife, Julie Brewer by deed from A. Keith Merry and wife, Sandra L. Merry of record in Doc. No. 20030304-0027914, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 8250, Page 678, said Register's Office, which Plan shows a 20 foot minimum building setback line from Chessington Drive, together with a designated building site and a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot; A 2.5 x 25 foot utility anchor easement located on the northeasterly front corner of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 9472, page 824, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 6537 Chessington Drive, Nashville, Tennessee 37221

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of May, 2005 .

Randy Brewer

Julie Brewer

State of TENNESSEE
County of WILLIAMSON

On this 19th day of May, 2005 , before me the undersigned authority, personally appeared **Randy Brewer and Julie Brewer** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $235,000.00

Affiant

Sworn and subscribed before me this 19th day of May, 2005

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public