File #05-266J

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
338 GALLATIN RD. SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 05/25/05 13:02 2 pg
Fees:13.00 Taxes:1332.00
20050525-0059109

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Dennis B. Brown	First Horizon Home Loan Corp.	083-13-0
1521 Russell Street	1555 W. Walnut Hill Lane, Suite 200	GROUP
Nashville, Tennessee 37206	Irving, TX 75038	PARCEL 379.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********* Three Hundred Sixty Thousand Dollars and Zero Cents ($360,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Charles T. Crawford, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Dennis B. Brown and Henry Thomas Brady, both unmarried, as Joint Tenants with Right of Survivorship, 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.

BEING the easterly 62.2 feet of the southerly 100.0 feet of Lot No. 62 of Block G of the Plan of Lindsley Property, a plan of which is recorded in Plan Book 2, page 92, in the Chancery Court for Nashville, Tennessee.

SAID part of said Lot No. 62 fronts 62.2 feet on the northerly side of Russell Street and extends back northwardly between parallel lines with the westerly line of 16th Street, 110.0 feet to a dead line.

BEING the same property conveyed to Charles T. Crawford, unmarried, by deed from Jack A. Elisar, Jr., a married man, of record as Instrument No. 20040512-0054919 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 1521 Russell Street, Nashville, TN 37206

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 do 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 I do further covenant and bind myself, my 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 my hand this 20th day of May, 2005.

Charles T. Crawford

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Charles T. Crawford, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of May, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

