Davidson County DEEDWARR
Recvd: 07/06/05 15:29 2 pg
Fees:13.00 Taxes:555.00

20050706-0077674

RECORD AND RETURN TO:
RUDY TITLE
2012 21ST AVE. SOUTH
NASHVILLE, TN 37212

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 24th day of June, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY, STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon Daugharthy **23 Waters Avenue** **Nashville, TN 37206**	New Owner	**083-07-316**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lydia K. Crenshaw, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jon Daugharthy and wife, Kaci Daugharthy

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 ½ of Lot No. 6 on the Plan of George C. Waters' 2nd Addition of record in Book 161, page 172, Register's Office for Davidson County, Tennessee.

SAID ½ of Lot No. 6 fronts 50.0 feet on the northerly margin of Waters Avenue and extends back 160.0 feet between parallel lines to a dead line, measuring 50.0 feet.

Being the same property conveyed to Conrad M. Crenshaw and wife, Lydia K. Crenshaw, by Warranty Deed from Judy Ellen Grier, married, dated 4-30-97 and recorded 5-5-97 in Book 10442, page 969, Register's Office for Davidson County, Tennessee. The said Conrad M. Crenshaw being divested of all right, title, and interest in said property by Final Decree of Divorce filed in the Fourth Circuit Court for Davidson County, Tennessee on 10-1-03, Case No. 02D-927 and being recorded immediately prior hereto in Instrument No. 20050706 0077673, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 7800, page 844, in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **23 Waters Avenue, 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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hands this 24th day of June, 2005.

Lydia K Crenshaw

Lydia K. Crenshaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lydia K. Crenshaw the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of June, 2005.

Commission Expires:_____

_____
Notary Public

GAIL G. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2005.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2005, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2005.

Commission Expires:_____

_____
Notary Public