Davidson County DEEDWARR
Recvd: 07/26/05 12:45 2 pgs
Fees:13.00 Taxes:813.63

20050726-0086825

File Box 30

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $219,900.00.

SUSAN L. WILLIS
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
November 26, 2005

Subscribed and sworn before me this 19th day of July, 2005.

Affiant

Notary Public

(Affix Seal)

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 500540
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Zachary F. Crawford
5205 Regent Drive
Nashville, TN 37220

Send tax bills to:
America's Wholesale Lender
750 Old Hickory Blvd #180
Brentwood, TN 37027

Map 160-3 Parcel 64

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Patrick Ryan Sisemore and wife, Kristin Sisemore

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Zachary F. Crawford and wife, Martha Lynn Crawford

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 294 on the Plan of Haileywood Estates Section K of record in Book 2854, page 19, Register's Office for said County.

Said Lot No. 294 fronts 130.0 feet on the southwesterly margin of Regent Drive and extends back 119.3 feet on the northwesterly line and 185.8 feet on the southeasterly line to a dead line in the rear, measuring 147.0 feet thereon.

Being all the same property conveyed to Patrick Ryan Sisemore and spouse, Kristin Sisemore by Warranty Deed dated January 29, 2001 and of record as Instrument Number 20010131-0009498, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2005, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 5205 Regent Drive, Nashville, TN 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 19th day of July, 2005.

Patrick Ryan Sisemore

Kristin Sisemore

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Patrick Ryan Sisemore and wife, Kristin Sisemore, the bargainor(s), 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, this 07/19/05.

My commission expires:

_____

Notary Public

SUSAN L. WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUSAN L. WILLIS
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
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