Davidson County DEEDWARR
Recvd: 08/05/05 12:20 2 pgs
Fees:13.00 Taxes:636.40
20050805-0092499

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 6-9-07

B-MSRE-05-134

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew M. Crawford	Wells Fargo, Bank N.A. (NAME)	
134 Hillsboro Place	PO Box 5137	117-03C-134.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	Des Moines, IA 50306-5137	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES MINNIS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREW M. CRAWFORD, A single man, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 134, BUILDING D, OF THE HILLSBORO PLACE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED FOR HILLSBORO PLACE, OF RECORD IN BOOK 6244, PAGE 394, AND IN BOOK 6285, PAGE 209, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, OF RECORD IN BOOK 6244, PAGE 405, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAN OF HILLSBORO PLACE CONDOMINIUMS, OF RECORD IN BOOK 5200, PAGE 725 AND AMENDED IN BOOK 5200 PAGE 757 AND 758, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO JAMES MINNIS, AN UNMARRIED MAN BY WARRANTY DEED FROM JIM D. STANLEY AND WIFE, CHRISTY L. STANLEY, RECORDED ON THE 11TH DAY OF SEPTEMBER, 2001 IN INSTRUMENT NO. 20010911-0098869, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 134 Hillsboro Place, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 28th day of July, 2005.

James Minnis by Mary Frances Rudy
James Minnis
Attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary Frances Brady, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of James Minnis and acknowledged that he/she executed the same as the free act and deed of the said James Minnis.

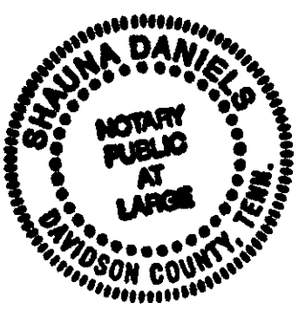
Witness my hand and official seal at

on this the 28th day of July, 2005

Shauna Daniels
NOTARY PUBLIC

MY COMMISSION EXPIRES:
November 22, 2008

My Commission Expires: _____



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903