Davidson County DEEDWARR
Recvd: 08/22/05 10:53 2 pgs
Fees:13.00 Taxes:436.60
20050822-0099662

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $118,000.00

Affiant

Subscribed and sworn to before me, this 17th day of August, 2005.

Notary Public
My commission expires: 2-24-08

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO

06-0507-71885

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark Crawford and Annette Crawford 513 Buchanan Nashville TN 37208	OWNER	81-08-0-433

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bethesda Community Development Corp., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mark Crawford and Annette Crawford, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, described as follows: Being the Easterly half of Lot No. 186 and the Westerly 35 feet of Lot No. 187 on the Plan of North Nashville Real Estate Company's Property, as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.

Said parts of Lot No.'s 186 and 187 front together 60 feet on the Southerly side of Buchanan Street, formerly Caroll Street, and run back between parallel lines 100 feet to an alley.

Being the same property conveyed to Bethesda Community Development Corp. by Quitclaim Deed from the Metropolitan Development and Housing Agency, dated March 21, 2002, of record in Instrument No. 20020321-0035026, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 513 Buchanan, Nashville, TN 37208

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 17th day of August, 2005.

Lolita Hodge Executive Director
On Behalf Of
Bethesda Community Development

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lolita Hodge, Executive Director on behalf of Bethesda Community Development, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 17th day of August, 2005.

State of Tennessee at Large

My Commission expires 2-24-08

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.