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Davidson County DEEDWARR
Recvd: 09/01/05 14:31 2 pgs
Fees:13.00 Taxes:603.10

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
David V. Crutcher, Sr.
528 Augusta Drive
Hermitage, TN 37076

MORTGAGEE

SEND TAX BILLS
~~MORTGAGEE~~
Mortgage Resources Inc
404 BNA Drive #400
Nashville Tn 37217

MAP-PARCEL:
MAP 075-04-0, PARCEL 119.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Paul A. Shrum, Jr. and wife, Sue N. Shrum,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **David V. Crutcher, Sr., an unmarried person,** 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 Lot No. 400 on the plan of Section Six, Tulip Grove, as of record in Plat Book 4460, Page 19, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.
Being the same property conveyed to Paul A. Shrum, Jr. and wife, Sue N. Shrum by deed from William R. Sorey and wife, Eugenia S. Sorey of record in Book 5284, Page 922, Register's Office, Davidson County, Tennessee.
This conveyance is subject to any and all easements and minimum building setback lines of record.

This is improved property known as **528 Augusta Drive Hermitage, TN 37076.**

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 25th day of August, 2005.

Paul A. Shrum, Jr.

Sue N. Shrum

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Paul A. Shrum, Jr. and wife, Sue N. Shrum, 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.

Tina D. Brown
NOTARY PUBLIC

Witness my hand and official seal this 25th day of August, 2005.



My Commission Expires: 2-19-06

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $163,000.00.

Paul A Shrum Jr
AFFIANT

Subscribed and sworn to before me this 25th day of August, 2005.

Tina D. Brown
NOTARY PUBLIC

My Commission Expires: 2-19-06

