Davidson County DEEDWARR
Recvd: 09/13/05 10:57 2 pgs
Fees:13.00 Taxes:2330.63
20050913-0109850

39-B 2 of 3

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $629,900.00.

Emily May
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 9th day of September, 2005.

Notary Public

My Commission Expires 3/25/08

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON-WILLIAMSON COUNTY ANGELA Y. POSTON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Darcey B. Crawford
2023 Castleman Drive
Nashville, TN 37215

SEND TAX BILLS TO:
NEW OWNER
SunTrust Mortgage
201 4th Ave. N.
Nashville, TN 37201

MAP-PARCEL NUMBERS

131-06-0-039.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Suzanne Ikard, unmarried hereinafter referred to as Grantors, hereby transfers and conveys to Darcey B. Crawford and James C. Crawford, wife and husband, hereinafter referred to as 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. 11 of Block 7 on the Plan of Overton Hills, of record in Book 843, Page 66, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Beginning on the southerly margin of Castleman Drive at the corner of Lots Nos. 10 and 11; thence with the line between said two lots southwardly 266 feet; thence eastwardly 41.5 feet; thence southwardly 40 feet; thence eastwardly 58.5 feet to the corner of Lots Nos. 11 and 12, thence with said drive westwardly 100 feet to the beginning.

Being the same property conveyed to Suzanne Ikard, unmarried, by Warranty deed from Amanda Hicks Pinson and Richard D. Pinson of record in Instrument No. 20041108-0134563, Register's Office for Davidson County, Tennessee. Said Warranty Deed was re-recorded of record in Instrument No. 20050222-0019291, said Register's Office.

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Book 843, Page 66, Register's Office of said County.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2023 Castleman Drive, Nashville, TN 37215.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 9th day of September, 2005.

Suzanne Ikard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Suzanne Ikard, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 9th day of September, 2005.

Notary Public

My Commission Expires: 11/2/05