Record 2nd

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/05/05 13:49 2 pgs
Fees:13.00 Taxes:271.95
20051005-0120107

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS **$73,500.00.**

Daphne M. Davis
Affiant

Subscribed and sworn to before me this 29th day of September, 2005.

JASON C. GUTHRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public
My Commission expires:
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Charlie W. Hall	NBank Mortgage	135-08-0-A-865.00CO
865 Long Hunter Court	136 Walton Ferry Road	
Nashville, TN 37217	Hendersonville, TN 37075	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Shannon Crutcher and Michael J. Westerbeck, as tenants in common**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Charlie W. Hall**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain condominium in Davidson County, Tennessee, described as follows: Being Unit No. 865 in Nashboro Village Nineteen Condominium, a Horizontal Property regime, as shown on the plat of record in Book 5200, page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shannon Crutcher and Michael J. Westerbeck, as tenants in common, by deed from Richard L. Boyett, on October 18, 1990, of record in Book 8227, page 5, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2005 in the estimated amount of $861.79 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 135-08-0-A-865.00CO.
- Subject to all matters as shown on the Plan of record in Book 5200, page 80, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4827, page 14; and Book 5469, page 840, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 5344, page 959, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 5333, page 957, Register's Office for Davidson County, Tennessee.

This is improved property known as: **865 Long Hunter Court, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 29, 2005.

Shannon Crutcher
Shannon Crutcher

Michael J. Westerbeck
Michael J. Westerbeck
by Merrie Westerbeck
Attorney by fact.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Shannon Crutcher** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 29, 2005

My commission expires _____

_____
Notary Public

JASON C. GUTHRIE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Merrie Westerbeck, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Michael J. Westerbeck, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Michael J. Westerbeck, the bargainor(s), by the said Merrie Westerbeck, as Attorney-in-Fact.

WITNESS my hand and seal, this 27 day of June, 20 05.

_____
NOTARY PUBLIC

My Commission Expires:

JASON C. GUTHRIE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires