03

Realty T-Hc
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $184,900.00

Affiant

Davidson County DEEDWARR
Recvd: 10/27/05 09:53 2 pgs
Fees:13.00 Taxes:684.13
20051027-0129789

Subscribed and sworn to before me, this 14th day of October, 2005.

Notary Public
My commission expires: 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

03-0509-33110

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Charles R. Crofton	Regions Bank	83-01-0-351
1116 Sharpe Avenue	P. O. Box 2153	
Nashville TN 37206	Birmingham, AL 35287-2520	

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, Brennan O'Connor and wife, Amanda O'Connor and Gary Hall, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Charles R. Crofton and Barbara M. Crofton, 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, being Lot No. 15, on the Plan of J. E. Hancock's East End Addition, of record in Book 57, Page 133, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Brennan O'Connor and Amanda O'Connor and Gary Hall, joint tenants with the right of survivorship by deed from John Waddell and wife, Youngyee J. Waddell, dated January 23, 2004, of record in Instrument No. 20040206-0014620, 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 1116 Sharpe Avenue, Nashville, TN 37206

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 14th day of October, 2005.

Brennan O'Connor

Amanda O'Connor

Gary Hall by Amanda O'Connor, Attorney-In-Fact

ATTY in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brennan O'Connor and Amanda O'Connor, 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 Nashville, TN, this 14th day of October, 2005.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Amanda O'Connor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Gary Hall and that she is authorized by Gary Hall to execute this instrument on his behalf.

Witness my hand in Nashville, TN, this 14th day of October, 2005.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

My Commission expires 02/22/09