Davidson County DEEDWARR Recvd: 10/27/05 13:12 2 pgs Fees:13.00 Taxes:325.60 20051027-0129966 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $88,000.00 Affiant Subscribed and sworn to before me, this 24th day of October, 2005. Notary Public My commission expires: 11/25/06

THERESA L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Anthony Dechandt	**SUNTRUST MORTGAGE, INC.** **201 FOURTH AVE N/7TH FLOOR** **NASHVILLE, TN 37219**	**Map\Parcel: 128-07-0-010.00**
7762 Sawyer Brown Road		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Crispin Properties, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anthony Dechandt

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:

Land in Davidson County, Tennessee, being Lot No. 3-A, Clunan Heights, Section One, Zone Lot Division, as of record in Plat Book 6250, Page 354, amending Book 4300, Page 17, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete description of metes and bounds.

Being the same property conveyed to Crispin Properties, LLC, a Tennessee Limited Liability Company , by Quitclaim Deed from J. Crispin Ashworth, of record in Instrument #20030919-0139202, dated September 12, 2003, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6250, Page 354, Register's Office for DAVIDSON County, Tennessee, amending Book 4300, Page 17.
Restrictive covenants contained in an instrument of record in Book 6537, Page 70, Book 6541, Page 984, and Instrument #20050502-0048347 Register's Office for DAVIDSON County, Tennessee.
Charter for Crispin Properties of record in Instrument #20021218-0156433, RODC.
Easement for Joint Roadway Agreement of record in Book 6512, Page 347, and Book 6514, Page 58, Register's Office for DAVIDSON County, Tennessee.
Easement for Sewer Line of record in Book 6616, Page 5, Register's Office for DAVIDSON County, Tennessee.
Easement for Ingress and Egress of record in Book 6377, Page 482, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 7762 Sawyer Brown Road, Nashville, TN 37221.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 24th day of October, 2005.

Crispin Properties, LLC

Sarah F Ashworth Secretary

By: Sarah F. Ashworth, Secretary

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Sarah F. Ashworth with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Secretary (or other officer authorized to execute the instrument) of Crispin Properties L.L.C., the within named bargainor, a Tennessee limited liability company, and that Sarah F. Ashworth as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Secretary.

Witness my hand, at office, this 24th day of October, 2005.

Notary Public

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:_____

MY COMMISSION EXPIRES: MARCH 14, 2009

File #: **05586-SH**
RECORD & RETURN TO:

Esquire Title & Escrow, Inc.
30 Burton Hills Blvd. Ste 200
Nashville, Tennessee 37215