THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
The Lending Group
13901 Sutton Park Drive South, Suite 150
Jacksonville, FL 32224

MAP PARCEL NUMBERS
Map & Parcel No.-82-3-466.00

Davidson County DEEDWARR
Recvd: 11/01/05 10:52 2 pgs
Fees:13.00 Taxes:425.50

20051101-0131800

WARRANTY DEED

THIS INDENTURE, made and entered into this 29th day of September, **2005**, by and between **Successful Survivors**, party of the first part, and **Gladys Rene Crook**, a single woman party of the second part,

WITNESSETH: That for and in consideration of **$115,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 11 in Sharpe and Crutcher's Addition to East Nashville, said Lot no. 11 fronts 50 feet on the east side of Lischey Avenue and extends back between parallel lines 165 feet more or less to an alley, as indicated on a plan in Book 57, page 82, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Successful Survivors by Warranty Deed from Vernon Winfrey in Book 20021108-0138009, dated 11/07/02 & recorded 11/08/02 in Register's Office Davidson County.

The above described property is also known as 923 Lischey Avenue, Nashville, TN. 37207.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 57, page 82; and any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

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 said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part 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.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Successful Survivors

By: (name & title)

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared _____ to be the _____ of Successful Survivors, the bargainor, to me known to be the person described herein or provided sufficient evidence thereof, and who executed the foregoing instrument with the proper authority and acknowledged that (s)he executed the same for the purposes therein contained as the _____ of Successful Survivors.

WITNESS my hand and Notarial Seal at office this 29th day of September, **2005.**

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My commission expires 9-22-07

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$115,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC

My commission expires: 9-22-07

PROPERTY ADDRESS:
923 Lischey Avenue
Nashville, TN 37207

Name & address of new owner:
Gladys Rene Crook
923 Lischey Avenue
Nashville, TN 37207