WARRANTY DEED

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Tessa Atkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2005

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Tessa Atkins	Churchill Mortgage Corporation	Map 96
810 Kent Road	761 Old Hickory Blvd., Ste. 400	Group 9
Nashville, TN 37214	Brentwood, TN 37027	Parcel 172

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 acknowledged, we

Sarah K. Crisp f/k/a Sarah K. Ferguson and husband, John Edward Crisp

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Tessa Atkins, an unmarried woman

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:

BEING Lot No. 16, on the Plan of Twin Lawn, of record in Plat Book 2331, Page 9, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sarah K. Ferguson and John Edward Crisp by deed from Richard A. Northcutt, Trustee, of record in Book 10368, Page 483, Register's Office for said County. See also deed of record in Book 10220, Page 798, Register's Office for said County. The said Sarah K. Ferguson is now known as Sarah K. Crisp.

This conveyance is subject to Restrictions of record in Book 2338, Page 511, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 9, said Register's Office.

Sarah K. Ferguson and Sarah K. Crisp being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 810 Kent Road, Nashville, TN 37214

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 we do covenant with 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 is 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 our hands this 30th day of November, 2005.

Sarah K. Crisp
Sarah K. Crisp

John Edward Crisp
John Edward Crisp

Davidson County DEEDWARR
Recvd: 12/01/05 12:34 2 pgs
Fees:13.00 Taxes:407.00

20051201-0144456

FILE BOX 45

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 Sarah K. Crisp f/k/a Sarah K. Ferguson and husband, John Edward Crisp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, 2005.

My Commission Expires: 01/24/09

Notary Public

