This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

After Recording Return To:
Heritage Title Services, LLC.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027

ADDRESS NEW OWNER:

Brandon Jay Crawford
3817 Sentinel Drive
Nashville, TN 37209

SEND TAX BILL:

Same as new owner

MORTGAGEE:

MAP AND PARCEL:
MAP 104-1
PARCEL 99

Davidson County DEEDWARR
Recvd: 12/02/05 10:26 2 pgs
Fees:13.00 Taxes:601.25

20051202-0144960

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Richard Ice, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Brandon Jay Crawford**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 12 on the Second Revised Plan of Valley View Subdivision, Section One, as of record in Plat Book 2331, page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Richard Ice by deed from John Edward Burns, unmarried, dated May 20, 2005, of record in Instrument No. 20050520-0057357, Register's Office for Davidson County, Tennessee, which contained an incorrect plat reference. The plat of record in Plat Book 2331, page 133, said Register's Office, as referenced in the above legal description, voided and vacated the plat of record in Plat Book 2331, page 88, said Register's Office, as referenced in the deed to Grantor.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 3817 Sentinel Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29 day of November, 2005.

Richard Ice

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Richard Ice, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 29 day of November, 2005.

Notary Public

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires: 7/21/07

My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $162,500.00.

AFFIANT

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

NOTARY PUBLIC

JOEY SANDERS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires NOV. 29, 2006