Davidson County DEEDWARR Recvd: 12/07/05 11:52 2 pgs Fees:13.00 Taxes:351.50 **20051207-0147271**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00 Affiant Subscribed and sworn to before me this 30th DAY OF November, 2005. Notary Public MY COMMISSION EXPIRES (AFFIX SEAL)

WARRANTY DEED

G-CW-05-1107

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antwan L. Crowder	GMAC Mortgage Corp. (NAME)	
1107 North 8th Street (ADDRESS)	6 Cadillac Dr. Suite 150 (ADDRESS)	82-4-70.00
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GWENDOLYN C. DUNN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANTWAN L. CROWDER, hereinafter called the Grantee(s), their heirs and assigns, that 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. 308 AND THE SOUTHERLY 21 FEET OF LOT NO. 309 ON THE PLAT OF OAKWOOD PARK, AS OF RECORD IN BOOK 421, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SAID LOT AND PART OF LOT FRONT TOGETHER 52 FEET ON THE EASTERLY SIDE OF NORTH EIGHTH STREET AND EXTEND BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY IN THE REAR MEASURING 52 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO GWENDOLYN C. DUNN, UNMARRIED BY WARRANTY DEED FROM JOHN RICHARD CONDITT, UNMARRIED, RECORDED ON THE 27TH DAY OF AUGUST, 1999 IN DEED BOOK 11638, PAGE 154, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2005 property taxes; b) instruments of record in Book 421, Page 12; and Book 1174, Page 95; said register's office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 1107 North 8th Street, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30th day of November, 2005.

Gwendolyn C. Dunn

STATE OF Tennessee
COUNTY OF Davidson

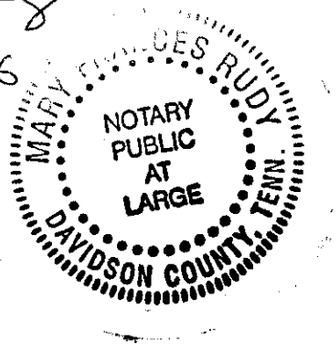
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gwendolyn C. Dunn, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of November, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903