Record 151

This Instrument Prepared By:
Rebecca T. Garland
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County	DEEDWARR
Recvd: 12/12/05 11:29	2 pgs
Fees:13.00 Taxes:447.70	
20051212-0148854	

ADDRESS NEW OWNER:
Crystal Ballard
460 Westcrest Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:
America's Wholesale Lender
750 Old Hickory Blvd. Suite 180
Brentwood, TN 37027

MAP **161-02**
GROUP
PARCEL **72**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Kewauna R. Brown and Travis L. McDowell, as joint tenants with rights of survivorship,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do hereby transfer and convey unto **Crystal Ballard**, hereinafter called the "GRANTEE", her 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. 20 on the Plan of McMurray Hills of record in Plat Book 3700, page 5, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Kewauna R. Brown and Travis L. McDowell, as joint tenants with rights of survivorship by deed from Ana Isabel Rueda-Garcia of record in Instrument no. 20010621-0065862, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **460 Westcrest Drive, Nashville, Tennessee 37211.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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.

05-4120

WITNESS our hands this the 7th day of **December, 2005.**

Kewauna R. Brown-McDowell
Kewauna R. Brown aka Kewauna McDowell

T L McDowell
Travis L. McDowell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kewauna R. Brown aka Kewauna McDowell and Travis L. McDowell, as joint tenants with rights of survivorship**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 7th day of December, 2005.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $121,000.00.

Matari Massh
AFFIANT

Subscribed and sworn to before me on this 9th day of December, 2005.

Daphne M. Davis
NOTARY PUBLIC

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11-14-2009