Davidson County DEEDWARR
Recvd: 01/09/06 11:30 2 pgs
Fees:13.00 Taxes:477.30
20060109-0002867

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 44393

**WARRANTY DEED**

LINDA V. JONES NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
**$129,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
**5th DAY OF JANUARY, 2006.**

Notary Public

MY COMMISSION EXPIRES: 6-22-09

**THIS INSTRUMENT WAS PREPARED BY**
**Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL |
|---|---|---|
| **JEANNE HESTER SPEARS**<br>**3313 Towne Village Road**<br>**Antioch, TN 37013** | Accredited Home Lenders<br>9075 Centre Pt Dr, #300<br>West Chester, OH 45069 | **150-7-391**<br>**2DX 5020** |

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 **I, JONA M. CROW, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEANNE HESTER SPEARS,** married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:

**Land in Davidson County, Tennessee, being Lot No. 372 on the Plan of Towne Village of The Country, Section 4-B, of record in Book 6250, page 496, Register's Office for Davidson County, Tennessee.**

**SAID Lot No. 372 fronts 65 feet on the easterly margin of Towne Village Road and extends back 137.67 feet on the northerly line and 100 feet on the southerly line to a dead line in the rear measuring 75.13 feet thereon.**

**Being the same property conveyed to Jona M. Crow, unmarried, by deed from Randall Phillips Builders, Inc., of record in Book 6874, page 691, Register's Office for Davidson County, Tennessee.**

This is improved property known as **3313 Towne Village Road, Antioch, Tennessee 37013**

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 my hand this 5th day of January, 2006.**

Jona M. Crow by Sherry Mills-Scott A.I.F.
**JONA M. CROW**

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

On this the 5th day of January, 2006, before me personally appeared SHERRY MILLS-SCOTT, to me known to be the person who executed the foregoing instrument in behalf of JONA M. CROW, Unmarried, the bargainor, as her Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said JONA M. CROW, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 5th day of January, 2006.

NOTARY PUBLIC

My Commission Expires: 3/25/08