WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/13/06 11:12 2 pgs
Fees:13.00 Taxes:932.40

20060113-0005393

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS ~~$236,000.00~~ 252,000 ok

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2005

NOTARY PUBLIC

MY COMMISION EXPIRES 1-17-07
(AFFIX SEAL)

USA M. WISE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 CUDE LANE MADISON TN 37115

Address New Owner(s) As Follows: Wendy Johnson	Send Tax Bills To:	Map and Parcel Number:
5149 W. Oak Highland Dr.	Same as Owner	173-04-O-A-128.00
Antioch, TN 37013		
(City) (State) (Zip)	(City) (State) (Zip)	

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, **James A. Crumlin Jr. a single person**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Wendy Johnson**
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** County, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Lot No. 128 on the Plan of Subdivision for Phase 1 of Oak Highlands, a Planned Unit Development, as of record in Plat Book 6900, Pages 432-435, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to James A. Crumlin Jr. a single person and Jewell A. Crumlin a married person by Warranty Deed from Y & S Properties, a sole proprietorship dated 12/02/98 and filed for record 12/07/98 in Book 11239, Page 708, Register's Office for Davidson County, Tennessee. The said Jewell A. Crumlin having since died. The said property now being solely vested in James A. Crumlin, Jr. as sole surviving tenant by the entirety.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Oak Highlands, of record in Book 7350, page 24, rerecorded in Book 7367, Page 587, and amended in Book 8765, Page 77, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor (s) herein.

( )Unimproved
This is (X)Improved property known at: **5140 W. Oak Highland**
Antioch, TN 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 not 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 unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever 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 ~~20th~~ 4th day of ~~December~~ January, 2005

James A Crumlin Jr.

James A. Crumlin Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Lisa Vasko a Notary Public in and for said County and State, the within named ~~Ro~~ the within named bargainor _____, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence,
and who acknowledged that he executed the within instrument for the purposes therein contained.

James A. Crumlin

Witness my hand and official seal at Statewide Title

This 4th day of January, 2005

LISA M. VASKO NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

Notary Public

My Commission Expires: 3/17/05

STATE OF TENNESSEE
COUNTY OF

Before me the undersigned, a Notary Public for the State and County aforesaid, person_____ the within named bargainor, and that s/r being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by herself as .

Witness my hand and seal, at office in Brentwood, Tennessee, this _____ day of _____, 2005

_____
Notary Public

My Commission Expires:_____