RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44455

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/24/06 12:12 2 pgs
Fees:13.00 Taxes:447.70

20060224-0021734

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2006

Notary Public

MY COMMISSION EXPIRES: 3-27-07

JANEL L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO., TENN.

MY COMMISSION EXPIRES: MARCH 27, 2007

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen A. Crandall	Countrywide Home Loans, Inc.	95-5-B-60
2120 Lebanon Pike, #34	801 Crescent Centre Drive, Suite 510	
Nashville, TN, 37210	Franklin, TN 37067	

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/WE,

Earl F. Crandall, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Karen A. Crandall and husband, Theodore Crandall

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

Being Unit No. 34 on the Master Deed of Easthaven Townhomes of record in Instrument No. 20010806-0083543, said Register's Office for Davidson County, Tennessee, to which master deed of reference is made for a more complete description thereof.

Being the same property conveyed to Earl F. Crandall by Warranty Deed from York Construction, LLC of record in Instrument No.: 20031002-0145215, Register's Office for Davidson County, Tennessee.

This property is not the residence of Grantor nor has it ever been the residence of any spouse of said Grantor.

Unimproved ( )
This is improved (X) property known as 2120 Lebanon Pike, #34, Nashville, TN 37210

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/our hand(s) this 13th day of February, 2006

Earl F Crandall BY Timothy E Crandall AIF

Earl F. Crandall by Timothy E. Crandall
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 13th day of February, 2006, personally appeared Timothy E. Crandall to me known to be the person who executed the foregoing instrument on behalf of Earl F. Crandall as Attorney in Fact, and acknowledged that Timothy E. Crandall executed the same as the free act and deed of the said Earl F. Crandall.

Witness my hand and official seal this 13th day of February, 2006.

Notary Public

My Commission Expires: 3/28/06

