RECORD AND RETURN TO:
Heritage Title Services, LLC
8115 Isabella Lane, Suite 5
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/29/06 12:19 2 pgs
Fees:13.00 Taxes:296.00
20060329-0035670

WARRANTY DEED

JOEY SANDERS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 29, 2006

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH, 2006.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, 8115 Isabella Lane, Suite 5, Brentwood, TN 47027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Dygert 245 Gray Lynn Drive, Nashville, TN 37214	New Owner	095-08-0-2369.00

FOR AND IN CONSIDERATION of the sum of EIGHTY THOUSAND and NO/100 ($80,000.00) DOLLARS and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **Lavita R. Crutcher, unmarried** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **Jennifer Dygert, unmarried** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in **Davidson** County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 1-A of the Zone Lot Division, Lot 2 of the Resubdivision of Lot 13, Section 2, on the Plan of Spring Valley Acres, of record in Plat book 6050, Page 271 and amended in Book 6200, Page 724, Register's Office for said County, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Lavita R. Crutcher, unmarried by Deed from Michael W. Woodard and Angelene Woodard, dated 6/21/2004 of record in Instrument No. 20040622-0074085 and conveyed to Michael W. Woodard and Angelene Woodard by deed dated 1/6/03 of record in Instrument No. 200401070002512 in the Register's Office for Davidson Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2006 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 17th day of March, 2006.

Lavita R. Crutcher
LAVITA R. CRUTCHER
BY Joseph Crutcher Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 17th day of March, 2006, before me, appeared Joseph F. Crutcher, Jr., to me personally known (or proved to me on the basis of satisfactory evidence), who being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for Lavita R. Crutcher, and that said instrument was signed in behalf of the said Lavita R. Crutcher by himself as attorney-in-fact.

Witness my hand and official seal at office, this the 17th day of March, 2006.

Notary Public

My commission expires: November 14, 2009

GREG SAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
November 14, 200