Davidson County DEEDWARR
Recvd: 05/18/06 13:43 2 pgs
Fees:13.00 Taxes:802.90

20060518-0058604

Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217

06-0772

GREGORY D. VADNER NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

My Commission Expires JULY 24,2007

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 217,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF April, 2006.

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:
Susan Buck d/b/a Lucky Bucky
1001 Neelys Band Road
Madison, Tennessee 37115

SEND TAX BILLS TO:
new owner

MAP-PARCEL:
M 052-070 P 03400

WARRANTY DEED

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, **MARTIN J. CRUM and wife, TANYA M. CRUM**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUSAN E. BUCK dba LUCKY BUCKY, LLC.**, 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 Lot No. 7 of Block "A" on the Map of Home Acres Subdivision, being a revision of the First Subdivision in the 11th Civil District of Davidson County, Tennessee, by the Layman Foundation, and described according to a copy of a survey thereof by Blanchard and Parrish Engineers, as follows:

Beginning at a point in the north margin of Neely's Bend Road, at the corner of Lots 6 and 7; thence with the line between said lots northerly 269.7 feet to the corner of said lots, and in the south line of Lot 10; thence with the line between Lot 7 and 10, westerly 90 feet to the easterly margin of Center Street; thencee with the margin of the same southerly 260.8 feet to the beginning of a curve having a radius of 20 feet; thence around said curve in a southeasterly direction 24.7 feet to the north margin of Neely's Bend Road; thence with the margino f the same easterly 26.3 feet to a point where said road widens; thence with the margin of said road northerly 5 feet; theence eaterly 47.6 feet to the point of beginning.

Being the same property conveyed to Martin J. Crum and wife, Tanya M. Crum on 09/23/1999, by deed from Shirley L. Ferrell Bohl and husband, Robert H. Bohl, filed for record on 09/27/1999, in Book 11676, page 456, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 1001 Neelys Bend Road, Madison, Davidson County, Tennessee 37115

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 27 day of April, 2006.

Martin J. Crum

Tanya M. Crum

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martin J. Crum and Tanya M. Crum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 27 day of April, 2006.

GREGORY D. TIDWELL NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

Notary Public

Commission Expiration:

My Commission Expires JULY 24,2007

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2005, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

_____
Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be, the within named bargainer, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself .

Witness my hand and official seal at office this _____ day of _____, 2006.

_____
Notary Public

Commission Expiration: