Davidson County DEEDWARR
Recvd: 05/24/06 11:12 2 pgs
Fees:13.00 Taxes:814.00

20060524-0061004

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this 17 day of May, 2006.

Notary Public
My commission expires:

BELINDA A. SHERWIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: JAN. 19, 2010

08-0604-90816

Address of New Owner:	Send Tax Bills to:	Tax Information
Kevin Crutcher 1312 Valley TRL Whites Creek TN 37189	KEVIN CRUTCHER 1312 VALLEY TR. WHITES CREEK, TN 37189	041-02-0-008.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael S. Kaszyski, Jr., individually and as Trustee of the Kaszyski Joint Revocable Living Trust Agreement U/A/D Jan 11 2001**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kevin Crutcher and wife, Sonya Crutcher**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 8, on the Plan of Breckenridge Valley, of record in Book 4460, Page 167, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Stanley Kaszyski and wife, Dorothy Gregory Kaszyski by deed from Webb Homebuilders, Inc., dated 10-26-73, of record in Book 4764, Page 204, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Michael S. Kaszyski, Jr. and wife, Dorothy G. Kaszyski, Trustees of the Kaszyski Joint Revocable Living Trust Agreement U/A/D Jan 11 2001 by quitclaim deed from Michael Stanley Kaszyski and wife, Dorothy Gregory Kaszyski in Instrument No. 20010116-0004530, Register's Office for Davidson County, Tennessee. The said Dorothy Gregory Kaszyski having since died on January 11, 2006, leaving Michael S. Kaszyski, Jr. as sole Trustee with the right to convey property under the terms of the Kaszyski Joint Revocable Living Trust Agreement U/A/D Jan 11 2001.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1312 Valley TRL, Whites Creek, TN 37189

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 11th day of May, 2006.

Michael S. Kaszyski, Jr.
Individually and as Trustee of the
Kaszyski Joint Revocable
Living Trust Agreement U/A/D Jan 11 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael S. Kaszyski, Jr., individually and as Trustee for the Kaszyski Joint Revocable Living Trust Agreement U/A/D Jan 11 2001, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 11th day of May, 2006.

Notary Public - Amanda Vaughn
State of Tennessee at Large

My Commission expires 01/24/09