WARRANTY DEED

The actual consideration or value for this transfer is $ 82,500.00 .

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 2nd day of June, 2006.

NOTARY PUBLIC
My Commission Expires: 5-23-2010

PATSI B. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

This space for Register of Deeds

File # 43

This instrument prepared by: Johnny Ellis, Esq, 306 Gay St., #200, Nashville, TN 37201, 615.256.5003 file#06050003

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Joseph R. Crum, & Jennifer K. Crum 1600 Rachel Ridge Hermitage, TN 37076	SunTrust Mortgage Inc. 1001 Semmes Ave. Richmond, VA 23224	53-03-0 / 21.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Joseph R. Crum and wife, Jennifer K. Crum, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **KIMBERLY D. WALLACE,** formerly known as **KIMBERLY D. CALLAHAN,** and husband, **ROGER W. WALLACE**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

JOSEPH R. CRUM and wife, **JENNIFER K. CRUM**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 103 of Section "C" on the Plan of E.I. Dupont DeNemours and Company's Subdivision, as of record in Book 1424, page 66, Register's Office for said County.

Said Lot No. 103 fronts 55 feet on the westerly side of Elliston Street and runs back between parallel lines 58.7 feet to a dead line measuring 55 feet thereon.

Being the same property conveyed to Kimberly D. Callahan by Warranty Deed from Dana E. Coles-Hale, and spouse, William D. Hale, of record as Instrument No. 20000703-0066001, Register's Office for Davidson County Tennessee. The said Kimberly D. Callahan having since married Roger W. Wallace, and is now known as "Kimberly D. Wallace". Roger W. Wallace executes this instrument to convey any right title or interest he may have in the property, marital or otherwise.

The above description is the same as in the previous deed of record.

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. 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. 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.

The herein described property is subject to the following:
2006 Property taxes are to be prorated and assumed by the GRANTEES.
Subject to all matters shown on the Plan of record in Book1424, Page 66, said Register's Office; Restrictive covenants recorded in Deed Book 2744 , Page 573, Utility, Telephone, and Transmission easements of record in Book 576, page 664; Book 626, page 556; Book 662, page 743; and Book 735, page 419, all in the Register's Office for Davidson County Tennessee

This is improved property known as: 1214 Elliston Street, Old Hickory, TN. 37138.

Witness our hands this _____ day of June, 2005.

Kimberly D. Wallace
Kimberly D. Wallace
f/k/a Kimberly D. Callahan

Roger W Wallace
Roger W. Wallace

Davidson County DEEDWARR
Recvd: 06/13/06 14:45 2 pgs
Fees:13.00 Taxes:305.25

20060613-0070373

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy S. Ellis, a Notary Public in and for said County and State, the within named Kimberly D. Wallace and Roger W. Wallace the bargainor(s), 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 Old Hickory, Tennessee this 2 day of June, 2006

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE

NOTARY PUBLIC

My Commission Expires: 3-22-2008

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My Commission Expires MAR. 22, 2008

WARRANTY DEED

From: **Kimberly D. Wallace**
f/k/a Kimberly D. Callahan
and husband,
Roger Wallace

To: **Joseph R. Crum**
and wife,
Jennifer K. Crum

Property:
1214 Elliston Street
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003
&
3418 Old Hickory Blvd
Old Hickory, Tennessee 37183
(615) 847-2000
www.ljelaw.com