McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 10, 2009

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $97,000.00

Affiant

Subscribed and sworn to before me, this 28th day of July, 2006.

Notary Public

My commission expires:_____

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**7105 Crossroads Blvd. Suite 105**
**Brentwood, TN 37027**

Davidson County DEEDWARR
Recvd: 08/01/06 10:53 2 pgs
Fees:13.00 Taxes:358.90
20060801-0093243

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Mary M. Erwin** | **SunTrust Mortgage, Inc.** | **Map 128-7, Parcel 9** |
| **7764 Sawyer Brown Road** | **201 Fourth Ave. North, 7th Floor** | |
| **Nashville, Tennessee 37221** | **Nashville, TN 37219** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Crispin Properties, LLC**

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

**Mary M. Erwin, a single person**

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:

Land in Davidson County, Tennessee, being Lot No. 3-B, on the Plan of Zone Lot Division, Section One, Clunan Heights, of record in Plat Book 6250, page 354, amending Plat Book 4300, page 17, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to J. Crispin Ashworth, by Warranty Deed, from Gary Steven Hulen and wife, Janice D. Hulen, of record in Book 7498, page 14, Dated March 11, 1988, Register's Office for Davidson County, Tennessee. J. Crispin Ashworth conveyed said property by Quitclaim Deed, to Crispin Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20030919-0139203, Dated September 12, 2003, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4300, page 17 and Book 6250, page 354, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6537, page 70, Book 6541, page 984 and Instrument No. 20050502-0048347, Register's Office for DAVIDSON County, Tennessee.
Articles of Organization of record in Instrument No. 20021218-0156433, Register's Office for Davidson County, Tennessee.
Sewer Line Easement of record in Book 6616, page 5, Register's Office for Davidson County, Tennessee.
Ingress and Egress Easement of record in Book 6377, page 482, Register's Office for Davidson County, Tennessee.
Joint Roadway Agreement of record in Book 6512, page 347 and Book 6514, page 58, Register's Office for Davidson County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 7764 Sawyer Brown Road, Nashville, Tennessee 37221.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 28th day of July, 2006.

Crispin Properties, LLC

**J.C. Ashworth, Managing Member**

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared J.C. Ashworth, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of Crispin Properties, L.L.C., the within named bargainor, a Tennessee limited liability company, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Managing Member.

Witness my hand, at office, this 28th day of July, 2006.

Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

File #: **06540-SH**
**RECORD & RETURN TO:**
**McCann & Hubbard**
**7105 Crossroads Blvd. Suite 105**
**Brentwood, TN 37027**