NEW OWNER:

WILLIAM DREW CROSBY and MELANIE R. CROSBY
1049 BROOKSIDE WOODS BLVD
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 06-1004

Map 075
Group 12 0B
Parcel 73.00

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 08/17/06 13:18 3 pgs
Fees:18.00 Taxes:599.40
20060817-0101671

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty-Two Thousand and 00/100 Dollars ($162,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **OSCAR RUBIO and wife, MATTIE RUBIO** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **WILLIAM DREW CROSBY and wife, MELANIE R. CROSBY, tenants by the entireties**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, and being Lot No. 60 on the plan of First Revision, Phase Two, Section Three, Brookside Woods, of record as Instrument No. 200005120048125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed unto Oscar Rubio and wife, Mattie Rubio, by deed from Larry Powell Builders, Inc., dated August 14, 2003, and of record as Instrument No. 20030818-0119510, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record as Instrument No. 200005120048125, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on or before August 16, 2006.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 14th day of August, 2006.

Oscar Rubio
OSCAR RUBIO

Mattie Rubio
MATTIE RUBIO

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **OSCAR RUBIO and wife, MATTIE RUBIO**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of August, 2006.

Jo Ann Aulds
NOTARY PUBLIC

My commission expires: 2/12/07

JO ANN AULDS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

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The actual consideration or value, whichever is greater, for this transfer is **$162,000.00**.

Selena Knight
AFFIANT

Sworn to and subscribed to before me this 14th day of August, 2006.

Dustin C. Dunn
NOTARY PUBLIC

My commission expires: 6-30-10

State of TN

County of Wilson

DUSTIN C. DUNN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN