WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/22/06 13:09 2 pgs
Fees:13.00 Taxes:166.50
20060822-0103386

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 22, 2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teongqua Crawford	Same	058-04-0-010.00
(NAME)	(NAME)	
3710 Homeland Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Audrey B. Watkins, James P. Watkins, Bertha S. Clark, Walter Bryant, Jr., and Ellen L. Bryant as all partners of the Bryant Wood Trace General Partnership, as to a 2/3 Interest; and Walter Bryant, Jr., and Ellen L. Bryant, Trustees of the Walter Bryant, Jr., and/or Ellen L. Bryant Revocable Living Trust, as to 1/3 Interest, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Teongqua Crawford, 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(s) 10, as shown on the map entitled Bryant Wood Tract Subdivision, Phase I, of record as Instrument No. 20010108-0002316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to BRYANT WOOD TRACE GENERAL PARTNERSHIP, AS TO A 2/3 INTEREST, by deed of record as Instrument No. 20031006-0147700, and being the same property conveyed to WALTER BRYANT, JR. AND ELLEN L. BRYANT, TRUSTEES OF THE WALTER BRYANT, JR. AND/OR ELLEN L. BRYANT REVOCABLE LIVING TRUST, AS TO A 1/3 INTEREST, by deed of record as Instrument No. 20040212-0016929, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 3710 Homeland Dr., Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 16th day of August, 2006.

Bryant Wood Trace General Partnership

Ellen L. Bryant, Partner BWTGP

Walter Bryant, Jr., Partner BWTGP

Audrey B. Watkins, Partner BWTGP

James P. Watkins, Partner BWTGP

Bertha S. Clark, Partner BWTGP

Walter Bryant, Jr., Trustee and Beneficiary

Ellen L. Bryant, Trustee and Beneficiary

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Undersigned, a Notary Public for said county and State, Walter Bryant, Jr., Trustee and Ellen L. Bryant, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that they are Trustees of the Walter Bryant, Jr., and/or Ellen L. Bryant Revocable Living Trust, the grantor, and is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee this 16th day of August 2006.

Commission expires:



Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Undersigned, a Notary Public for said county and State, Audrey B. Watkins, James P. Watkins, Bertha S. Clark, Ellen L. Bryant, and Walter Bryant, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and further acknowledged that they are the Partners on the Bryant Wood Trace General Partnership, the grantor, and is authorized to execute this instrument on behalf of the Bryant Wood Trace General Partnership.

Witness my hand and official seal at Nashville, Tennessee this 16th day of August 2006.

Commission expires:



Notary Public