Davidson County DEEDWARR
Recvd: 09/11/06 09:29 2 pg
Fees:13.00 Taxes:247.90

20060911-0111834

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $67,000.00

Affiant

Subscribed and sworn to before me, this 8th day of September, 2006.

Notary Public
My commission expires: 5/3/2010

JENIFER L. WISE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

15-0607-150798

Address of New Owner:	Send Tax Bills to:	Tax Information
Kellye L. Branson	Pinnacle Direct Funding	44-15-0-313
1209 Berry St.	1500 Lee Road	
Old Hickory, TN 37138	Orlando, FL 32810	

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, Benjamin S. Crimmons, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kellye L. Branson, 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. 106, on the Plan of Village of Old Hickory, Section C, of record in Book 1424, Page 66, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin S. Crimmons and wife, Kimberly F. Crimmons by deed from W. Michael Kennedy and wife, Nancy C. Kennedy, dated 7-12-90, recorded 7-13-90, of record in Book 8151, Page 527, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Benjamin S. Crimmons by Quitclaim Deed from Kimberly F. Crimmons (Marmon), dated 10-30-97, recorded 10-1-98, of record in Book 11136, Page 159, Register's Office for Davidson County, Tennessee.

Charlene L. Crimmons, wife of Benjamin S. Crimmons, hereby joins in the execution of this instrument, for the purpose of conveying her marital interests, if any, in subject property.

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 1209 Berry St., Old Hickory, TN 37138

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 _____ day of September, 2006.

Benjamin S. Crimmons

Charlene L. Crimmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Benjamin S. Crimmons and Charlene L. Crimmons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 8th day of September, 2006.

Jenifer L. Wise
State of Tennessee at Large

My Commission expires 5/3/2010

JENIFER L. WISE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY