Return to → Buyers Title & Escrow
5210 Maryland Way
Suite 201
Brentwood, TN 37027

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

KAREN RUSSELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $148,700.00

Dawna Martin
Affiant

Subscribed and sworn to before me, this 15th day of September, 2006.

Karen Russell
Notary Public
My commission expires~~ 02/24/08~~ 5/24/09

06-0608-72441

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Harrell D. Ward III 420 Black Mountain Drive Antioch TN 37013	New Owner	135-14-A-97.00

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, Vicki A. Crumpton, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Harrell D. Ward III, an unmarried man, 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. 80, on the Plan of Phase Three, Pinnacle Point Subdivision, of record in Book 6900, Pages 391-393, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vicki A. Crumpton by deed from Centex Real Estate Corporation, dated 2-28-89, recorded 3-7-89, of record in Book 7787, Page 872, Register's Office for Davidson County, Tennessee.

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 420 Black Mountain Drive, Antioch, TN 37013

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.

Davidson County DEEDWARR
Recvd: 10/03/06 13:46 2 pg
Fees:13.00 Taxes:550.19

20061003-0122536

WITNESS my hand this 15th day of September, 2006.

Vicki A. Crumpton

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vicki A. Crumpton, 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 Mt. Juliet, TN, this 15th day of September, 2006.

Kathleen Tomlinson
~~Davidson~~
Wilson

My Commission expires 02/24/08