(1)

**THIS INSTRUMENT PREPARED BY:**
Forsythe Title and Escrow Services
103 Continental Place Ste 305
Brentwood, TN 37027

Our File Number: 25378S

**MAP/GROUP/PARCEL:** 129-12-0-054.00

Davidson County DEEDWARR
Recvd: 10/06/06 10:24 2 pgs
Fees:13.00 Taxes:961.63
20061006-0124392

**NEW OWNER'S NAME AND ADDRESS:**
LINDA CRANE
1008 EDWIN WARNER DRIVE
Nashville, TN 37205

**SEND TAX BILLS TO:**
Wells Fargo Home Mortgage
P.O. Box 17339
Baltimore, MD 21297-1339

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, THE ESTATE OF PATRICIA ANN ROE, hereinafter called Grantor, does hereby transfer and convey unto, LINDA CRANE, AN UNMARRIED WOMAN, her heirs and assigns, hereinafter called Grantee, property described as follows:

**LAND in Davidson County, Tennessee, being Lot No. 254, on the Plan of Section I, Warner Park Valley, as shown on plat of record in Plat Book 3600, page 12 thru 14, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.**

**Being the same property conveyed to Patricia Ann Roe in Instrument No. 20030220-0022750, recorded 2/20/2003, Register's Office for Davidson County, Tennessee.**

The subject property is improved property known as 1008 EDWIN WARNER DRIVE, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

ESTATE OF PATRICIA ANN ROE

By: Sarah Edith Mosley, Executrix

SARAH EDITH MOSLEY, EXECUTRIX

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

PERSONALLY appeared before me, the undersigned authority, SARAH EDITH MOSLEY, EXECUTRIX, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in BRENTWOOD, Tennessee on this the 5th day of October, 2006.

Kate Rosenthal

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

The actual consideration or value whichever is greater for this transfer is $259,900.00.

Linda C Roe

AFFIANT

Sworn to and subscribed before me, this the 5th day of October, 2006.

Jennifer D Dunlap

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/19/09

JENNIFER S. DUNLAP NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY