03

Davidson County DEEDWARR
Recvd: 10/09/06 13:53 2 pgs
Fees:13.00 Taxes:432.90

20061009-0125296

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $117,000.00

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Rachelle Caudill
Affiant

Subscribed and sworn to before me, this 29th day of September, 2006.

Notary Public
My commission expires: 2/22/2009

03-0607-33921

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kevin Crawford	Homecomings Financial	161-11-0-A-212.00CO
445 Huntington Ridge	2101 Rexford Road 250W	
Nashville TN 37211	Charlotte, NC 28211	

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, Tracey Sumner, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to Kevin Crawford and wife, Tara Crawford, 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 Unit No. 212, on the Plan of Huntington Ridge Townhouses, of record in Book 4460, Page 67 as amended in Book 4675, Page 9, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Tracey Sumner by deed from Marlene S. Massey, dated 11-24-99, recorded 11-30-99, of record in Book 11761, Page 440, 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 445 Huntington Ridge, Nashville, TN 37211

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 29th day of September, 2006.

Tracey Sumner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 29th day of September, 2006.

Notary Public
State of Tennessee at Large

My Commission expires: 2/22/2009

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN