STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Donald J Yount
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October, 2006.

Jennifer Quinn
Notary Public
MY COMMISSION EXPIRES 11/13/09
File No. G6-1781D

JENNIFER QUINN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 10/25/06 10:46 2 pgs
Fees:13.00 Taxes:481.00
20061025-0132248

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Donald J. Yount and Linda Weliesek-Yount, husband and wife | American Home Mortgage | 95-4-95 |
| (NAME) | (NAME) | |
| 202 Ridgeway Drive (STREET ADDRESS | 538 Broadhollow Road (STREET ADDRESS) | |
| Nashville, Tennessee 37214 (CITY) (STATE) (ZIP) | Melville, NY 11747 (CITY) (STATE) (ZIP) | |

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **William C. Crosby, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald J. Yount and Linda Weliesek-Yount, husband and wife** 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 No. 104, on the plan of the Map of Eva-Mor Heights, as shown on plat of record in Plat Book 1424, Page 149, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.**

**Said Lot No. 104 is described as beginning at a point in the South margin of Crossfield Drive, the common corner of Lots 104 and 105; thence with the line between said lots southerly 150 feet to a point in the line of Lot No. 103; thence with the line between Lots 103 and 104 easterly 110 feet to the westerly margin of Ridgeway Drive; thence with the same northerly 130 feet to the beginning of a curve thence around said curve northwesterly 31.42 feet to the south margin of Crossfield Drive thence with the margin of the westerly 90 feet to the beginning.**

**Being the same property conveyed to William C. Crosby, an unmarried man, by Deed from Paul F. Treadway and wife, Harriet Treadway, dated September 20, 2002, of Record in Instrument No. 200210140125669, Register's Office for Davidson County, Tennessee.**

**Monica N. Crosby, wife of William C. Crosby, joins in this conveyance for the purpose of conveying any interest, marital or otherwise, in said property.**

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 202 Ridgeway Drive, Nashville, TN 37214.

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. Whenever 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/our hand(s) this 12th day of October, 2006.

William C. Crosby

Monica N. Crosby

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named William C. Crosby and Monica N. Crosby, the bargainor(s), with whom Iampersonally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of October, 2006.

My Commission Expires: 11/13/09

Notary Public

JENNIFER QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____(title) for _____(corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____(title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of October, 2006.

My Commission Expires:_____

Notary Public

TATE OF TENNESSEE

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.ASSOCIATES.PLLC.**
**P.O.BOX 663**
**GALLATIN, TN 37066**