THIS DOCUMENT PREPARED BY (~~AND AFTER RECORDING RETURN TO~~):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03477

Record + return to:
Bosch Title, LLC
1800 Galleria blvd.
Suite 1350
Franklin, TN 37067

Property Address:
1303 Saturn Drive, Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 12/06/06 14:13 2 pgs
Fees:13.00 Taxes:385.54
20061206-0150947

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Stacey L. Andersen**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Robert Jason Crawford, Jr. and Elisia Crawford, Husband and Wife,** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Stardust Acres, as of record in Book 1424, Page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 158 fronts 85 feet on the southerly side of Saturn Drive and runs back 229.4 feet on the easterly line and 159.4 feet on the westerly line to a rear line on which is measures 148.4 feet.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a Warranty Deed from Jay W. Clinton dated May 27, 1998 and recorded May 28, 1998, of record in Book 10947, Page 774, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

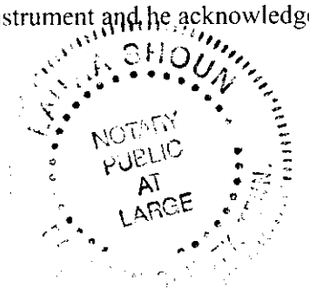
The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 28th day of November, 2006.

_____{Seal}
Stacey L. Andersen

State of TENNESSEE
County of DAVIDSON

On this the 28th day of November, 2006, before me, the undersigned officer, personally appeared Stacey L. Andersen, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.



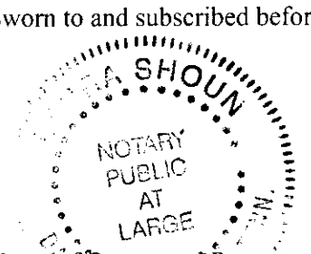
_____
Notary Public

My Commission expires: 7-19-08

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $104,200.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 28th of November, 2006.



_____
Notary Public

My Commission expires: 7-19-08

Name of Owner and Property Address:
Jason Crawford and Elisia Crawford
1303 Saturn Drive
Nashville, TN 37217

Person Or Entity Responsible For Payment Of Taxes: Same as new owner

Tax Parcel ID#: 120-6-15.00