Davidson County DEEDWARR
Recvd: 12/21/06 09:21 2 pgs
Fees:13.00 Taxes:847.30
20061221-0157137

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Traci Patton
3318 Belmont Blvd.
Nashville, Tennessee 37215

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Decision One Mortgage Company
6115 Park South Dr., Suite 20
Charlotte, NC 28287

MAP AND PARCEL:
MAP 117-8
PARCEL 301.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Maria L. Cali-Crutcher, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Traci Patton, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 6-B, Zone Lot Division of Lots 1, 4 & 6 on the Plan of Hawthorn Heights, of record in Plat Book 5200, Page 750, amending the Plat of Hawthorne Heights, of recor in Book 5200, page 552, County, Tennessee, to which plan reference is made for a more complete description.said Register's Office.
>
> Being the same property conveyed to Maria L. Cali, by deed from Robert S. Iler and wife, Suzanne S. Iler of record in Book 9789, Page 508, Register's Office for Davidson County, Tennessee. The said Maria L. Cali having since married to Andrew P. Crutcher.
>
> This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 5200, Page 750, and such easements and setback lines of record in Plat Book 5200, Page 750, said Register's Office.

This is improved property known as 3318 Belmont Blvd., Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Traci Patton, her heirs and assigns, forever; and we, Maria L. Cali-Crutcher, and husband Andrew P. Crutcher do covenant with the said Grantee, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 15th day of December, 2006.

Maria L. Cali-Crutcher

Andrew P. Crutcher joins in the execution of this instrument to convey whatever interest he may have, especially marital rights.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Maria L. Cali-Crutcher and Andrew P. Crutcher the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of December, 2006.

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 229,000.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires:

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.