20B

WARRANTY DEED

D. ANNETTE MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 332900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF January 2007

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: 12-01-2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew L. Redd (NAME)	Coldwell Banker Mortgage (NAME)	MAP 073-13
1504 Wendell Avenue (ADDRESS)	3000 Leadenhall Road (ADDRESS)	PARCEL 058.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Mount Laurel, NJ 08054 (CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, Billy R. Crane and wife, Peggy Crane, a 1/2 undivided interest and Delores Baker and husband Ray Baker, a 1/2 undivided interest HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew L. Redd, Unmarried

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. 7 on the Map of Dugger Heights, No. 2 as of record in Book 1424, page 135, Register's Office for said County.

Said Lot No. 7 fronts 65 feet on the westerly side of Wendall Avenue and runs back between lines, 234.8 feet on the northerly line and 237.5 feet on the southerly line to a dead line in the rear on which it measures 65.06 feet.

Being the same property conveyed to Billy R. Crane and wife, Peggy Crane a one half (1/2) undivided interest by Quitclaim Deed from Julia Faye Crane dated April 26, 1994, and filed for record in Book 9325, Page 363, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Delores Baker and husband, Ray Baker a one half (1/2) undivided interest by Quitclaim Deed from Julia Fay Crane dated April 26, 1994 and filed for record in Book 9325, Page 360, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

Davidson County DEEDWARR
Recvd: 01/03/07 09:48 2 pgs
Fees:13.00 Taxes:491.73
20070103-0000911

unimproved ( )
This is improved (X) property, known as 1504 Wendell Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hand s this 2nd day of January, 2007

Billy R. Crane

Delores Baker

Peggy Crane

Ray Baker

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 Billy R. Crane and wife, Peggy Crane, a 1/2 undivided interest and Delores Baker and husband Ray Baker, a 1/2 undivided interest

the bargainor s, with whom I am personally 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 at Goodlettsville Tennessee, this 23rd day of January 2007.

Commission expires 12/01/10

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires DEC. 1, 2010

D. Annette Maples
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public