THIS INSTRUMENT PREPARED BY:

Heritage Title Services, LLC
8115 Isabella Ln., Suite 5
Brentwood, TN 37027

Address New Owner(s)
Steve Cramer
304 Bonnahurst Dr.
Hermitage, Tennessee 37076

Send Tax Bills To:
Steven Cramer
304 Bonnahurst Dr.
Hermitage, TN 37076

Map & Parcel Nos.:
075-09-0-005.00

Davidson County DEEDWARR
Recvd: 01/30/07 13:14 2 pgs
Fees:13.00 Taxes:536.50
20070130-0012380

WARRANTY DEED

THIS INDENTURE, made and entered into this **26th day of January, 2007**, by and between **Annemarie Crabtree (f/k/a Annemarie Baker), married**, party of the first part, and **Steve Cramer**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED FORTY FIVE THOUSAND AND 00/100 DOLLARS ($145,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Hermitage, County of , State of Tennessee:

Land in Davidson County, Tennessee, described as follows: Being Lot No. 579 on the Plan of Hermitage Hills, Section Six, as of record in Book 3300, page 10, Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Howard F. Bowling and wife, Deborah L. Bowling by Warranty Deed from Donald R. Kees and wife, Diana M. Kees of record in Book 9206, poage 71, Register's Office for Davidson County, TN.

Being the same property conveyed to Annemarie Baker, unmarried by Warranty Deed from Howard F. Bowling and wife, Deborah L. Bowling of record in Book 9206, poage 71, Register's Office for Davidson County, TN.

Chip Crabtree joins in purpose of conveying any right title and interest in and to said property to which he may have marital or otherwise.

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

Property is subject to all matters affecting said premises as contained in Plat Book 3300, Page 10, Register's Office for Davidson Co. Tenn.

Property is subject to Restrictive Covenants contained in Book 3253, Page 261, said Register's Office.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Chip Crabtree

Annemarie Crabtree

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Chip Crabtree and Annemarie Crabtree, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 26th **day of** January, 2007.

My commission expires: 9-25-10

Notary Public

DAVID P. WEBBER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$145,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 26th **day of** January, 2007.

PROPERTY ADDRESS:
304 Bonnahurst Dr.
Hermitage, TN 37076

DAVID P. WEBBER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010