Davidson County DEEDWARR
Recvd: 02/28/07 08:29 2 pgs
Fees:13.00 Taxes:573.50
20070228-0024381

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Kimberly L. Crawley 3405 Batavia Street Nashville, TN 37209	Same as New Owner	Map:92-05 Parcel:249.00
This instrument prepared by: David B. Gray, Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Michael V. Graves** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Kimberly L. Crawley, an unmarried woman** ("Grantee"), her heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 67, as shown on the map entitled College Hill Subdivision, Section II, of record in Plat Book 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Michael V. Graves by deed from J. Blake Freeman, Trustee, of record in Instrument No. 20050628-0074371, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, her heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

> This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities; all matters as shown on subdivision plan of record in Book 2133, page 52, Register's Office for Davidson County, Tennessee; 2007 County taxes are to be paid by Grantee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, her heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 3405 Batavia Street, Nashville, TN 37209.

EXECUTED this 23rd day of February, 2007.

Michael V. Graves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Michael V. Graves with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of February, 2007.

Notary Public

My Commission Expires:

3-21-09

(SEAL)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of February, 2007.

NOTARY PUBLIC

My Commission Expires:

3-2-09