WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/05/07 14:31 2 pgs
Fees:13.00 Taxes:222.00
20070305-0027030

RACHAEL A. ALEXANDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 04/21/2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy J. Shirley	COUNTRYWIDE HOME LOANS, INC.	72-14-188
(NAME)	(NAME)	
1410 Straightway	3011 ARMORY DR., STE. 120	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	NASHVILLE TN 37204	
(CITY) (STATE) (ZIP)	(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, Robert William Steger and Betty Ann Crawley White, Tenants in common devised under the Will of Leona Frances Crawley HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy J. Shirley, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1410 Straightway, 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 hands this 2nd day of March 2007.

Robert William Steger

Betty Ann Crawley White

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert William Stegar and Betty Ann Crawley White, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of Mach 2007.

Commission expires:

ANDRE JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

Notary Public

EXHIBIT A

Land in Davison County, Tennessee, being the easterly 34 feet front and 50 feet rear of the northerly 165 feet of Lot No. 40, Plan of H.K. Doak's Subdivision, as of record in Book 332, Page 22, Register's Office for said County, more particularly described according to a survey dated July 28, 1955, by Hickerson and Miller, Engineers-Surveyors, as follows: BEGINNING at a point in the south margin of Straightway Avenue, said point being an iron pin located 50 feet east from the northwest corner of said lot No. 40; thence east along the south margin of Straightway Avenue, 34 feet to an iron pin located at the southwest corner of the intersection of Straightway and Chapel Avenues; thence in a southeasterly direction along the westerly margin of Chapel Avenue, 37 feet to a point; thence leaving said Chapel Avenue, South 4 deg. West 132.6 feet to a point; thence North 87 deg. West 50 feet to a point; thence North 4 deg. East 165 feet to the point of beginning.

Being the same property conveyed to BENNY FRANK CRAWLEY AND WIFE, LEONA FRANCES S. CRAWLEY by deed from ALLEN E. POTTS AND WIFE, VADIE H. POTTS of record in Book 3071, page 127, dated May 16, 1960,Register's Office for Davidson County, Tennessee. The said Benny Crawley having predeceased Leona Frances Crawley. The said Leona Frances having since died on April 14, 2006 leaving a Will filed in Docket No. 06P-768, Davidson County Probate Court Clerk's Office. The Will of Leona Frances Crawley devised subject property to Robert William Steger and Betty Ann Crawley White, as tenants in common.