# WARRANTY DEED

R-CBB-07-627

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,900.00

Patty Parsons
Affiant

Subscribed and sworn to before me, this 30th DAY OF March, 2007

Notary Public

MY COMMISSION EXPIRES: 03-04-11
(AFFIX SEAL)

KANDACE N. TOMES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires March 4, 2011

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Keno K. Crawford | SunTrust Mortgage, Inc. | |
| 627 Lane Drive (ADDRESS) | 201 Fourth Ave. N., 7th Floor (ADDRESS) | |
| Nashville, TN 37207 (CITY) (STATE) (ZIP) | Nashville, TN 37219 (CITY) (STATE) (ZIP) | 59-11-227.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MELVON E. NANCE AND VERONICA A. NANCE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KENO K. CRAWFORD, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NO. 551 ON THE PLAN OF HAYNES MANOR, SECTION FOUR, AS OF RECORD IN BOOK 4175, PAGE 90, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO MELVON E. NANCE AND WIFE, VERONICA A. NANCE BY WARRANTY DEED FROM MATTIE H. NANCE, UNMARRIED, RECORDED ON THE 16TH DAY OF APRIL, 1997 IN DEED BOOK 10418, PAGE 244, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those in Plat Book 4175, Page 90 and Covenants, Conditions and Restrictions recorded in Book 4378, Page 976, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 627 Lane Drive, Nashville, Tennessee 37207
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 30th day of March, 2007.

X Melvon E Nance
Melvon E. Nance

X Veronica Nance
Veronica A. Nance

Davidson County DEEDWARR
Recvd: 04/03/07 10:34 2 pgs
Fees:13.00 Taxes:362.23
20070403-0039726

FILE BOX 45

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melvon E. Nance and Veronica A. Nance, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of March, 2007.

Notary Public

My Commission Expires: 03/04/11

(SEAL)




**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903