REALTY TITLE BOX 48-A

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(___gj__) Title No: 48568
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/25/07 14:43 2 pgs
Fees:13.00 Taxes:277.50
20070425-0049489

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Joseph D. Wilson Merlene Ellis Wilson 708 Chickasaw Avenue Nashville, Tennessee 37207	ELITE HOME LOANS, INC. 109 WESTPARK DRIVE STE. 260 BRENTWOOD, TN 37027

TAX MAP-PARCEL NUMBERS: 07112017400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$75,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Antoinette E. Hyde Crutcher ,married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph D. Wilson and spouse, Merlene Ellis Wilson** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 74 on the Plan of Victory Heights Subdivision of record in Book 1130, Page 97 Register's Office for said County.

SAID Lot No. 74 fronts 81.4 feet on the southerly margin of Chickasaw Avenue and extends back 159.6 feet on the westerly line and 159.5 feet on the easterly line to a dead line in the rear, measuring 64.5 feet thereon.

BEING the same property conveyed to Antoinette E. Hyde, unmarried, by deed dated November 21, 1997 from Kenneth G. Lewis and wife, Candace M. Lewis of record in Book 10690, Page 751 Register's Office for Davidson County, Tennessee. Antoinette E. Hyde is now known as Antoinette E. Hyde Crutcher.

Leon E. Crutcher spouse of Antoinette E. Hyde Crutcher joins in this conveyance for the sole purpose of conveying any and all marital rights in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130 Page 97, said Register's Office, which Plan shows a 35 foot minimum building setback line from Chickasaw Avenue and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as: 708 Chickasaw Avenue, Nashville, Tennessee 37207

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of April, 2007.

Antoinette E. Hyde Crutcher

Leon E. Crutcher

State of TENNESSEE
County of DAVIDSON

On this 20th day of April, 2007 , before me the undersigned authority, personally appeared Antoinette E. Hyde Crutcher and Leon E. Crutcher , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

TY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $75,000.00

Affiant

Sworn and subscribed before me this the 20th day of April, 2007

Notary Public

My Commission Expires: 7/24/2010

KAREN COLBERT
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY