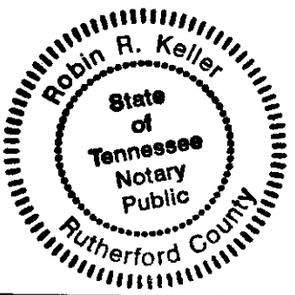
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: November 24, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 1602 W. Northfield Boulevard, Suite 500, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Cruse	Crown Mortgage Services	150.01-0-259.00
(NAME)	(NAME)	
2833 Desplane Drive	812 Wren Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Goodlettsville, TN 37072	
(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, **Russell A. Dunn and wife, Lynn Marie Dunn**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronald Cruse, 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:

Being Lot No. 754, on the Plan of Edge-O-Lake Estates, Section 17, as of record in Book 4460, page 44, Register's Office for Davidson County, Tennessee to which plat is hereby referenced for a more complete description.

Being the same property conveyed to Russell A, Dunn and wife, Lynn Marie Dunn by Quitclaim Deed from Russell A. Dunn, of record in Instrument No. 20001023-0104857, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2007, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 4460, page 44; restrictions of record in Book 4549, page 802; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2833 Desplane Drive, Nashville, TN 37217
(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 23rd day of May, 2007.

Russell A. Dunn by Myra A. Saley, Attorney in Fact

Russell A. Dunn by Myra A. Saley, Attorney in Fact

Lynn Marie Dunn by Myra A. Saley, Attorney in Fact

Lynn Marie Dunn by Myra A. Saley, Attorney in Fact

Davidson County DEEDWARR
Recvd: 06/11/07 07:37 2 pgs
Fees:13.00 Taxes:455.10

20070611-0069224

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Myra A. Saley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Russell A. Dunn, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Russell A. Dunn, the within named bargainor by the said Myra A. Saley as such Attorney-in-Fact.

Witness my hand and official in Goodlettsville, Tennessee, this 23rd day of May, 2007.

Notary Public

My commission expires: 11/24/08

Robin R. Keller
State of Tennessee Notary Public
Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Myra A. Saley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Lynn Marie Dunn, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Lynn Marie Dunn, the within named bargainor by the said Myra A. Saley as such Attorney-in-Fact.

Witness my hand and official in Goodlettsville, Tennessee, this 23rd day of May, 2007.

Notary Public

My commission expires: 11/24/08

Robin R. Keller
State of Tennessee Notary Public
Rutherford County