Davidson County DEEDWARR
Recvd: 06/29/07 14:53 2 pgs
Fees:13.00 Taxes:1132.20
20070629-0078075

Warranty Deed

McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $306,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of June, 2007.

Notary Public

My commission expires: 9/16/09

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jude X. Crowell Jennifer H. Crowell	USAA Federal Savings Bank	Map: 172-06
5060 Marc Drive	10750 McDermott Freeway	Parcel: 13
Nashville, TN 37211	San Antonio, TX 78288-0558	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **A. RONALD TONKS, TRUSTEE UNDER THE A. RONALD TONKS LIVING TRUST DATED 1/25/2006**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUDE X. CROWELL AND WIFE, JENNIFER H. CROWELL**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Harvard Estates, as of record in Book 4675, page 61, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to A. Ronald Tonks and wife Ann R. Tonks by deed from Medlin Building Industries, Inc. of record in Book 4874, page 792, said Register's Office, dated December 11, 1974. And being the same property conveyed to Alfred Ronald Tonks by Quitclaim Deed from Ann Rogers Tonks of record in Book 8629, page 133, said Register's Office, dated May 15, 1992. And further conveyed to A. Ronald Tonks Living Trust, dated Jan 25, 2006 by deed from A. Ronald Tonks, Trustee, of record in Instrument 200602070014832, said Register's Office, dated January 25, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 5060 Marc Drive, Nashville, TN 37211.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of June, 2007.

A. Ronald Tonks, Trustee under the
A. Ronald Tonks Living Trust dated 1/25/2006

Charlotte Tonks is signing to waive any rights he/she might have to the property located at 5060 Marc Drive, Nashville, TN 37211, especially any marital rights.

Charlotte Tonks

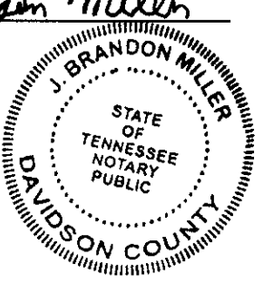
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named A. Ronald Tonks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he/she is the Trustee of the A. Ronald Tonks Living Trust dated 1/25/2006, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and seal this 25th day of June, 2007.

Notary Public

My Commission Expires: November 22, 2010



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Charlotte Tonks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 25th day of June, 2007.

Notary Public

My Commission Expires: November 22, 2010

