WARRANTY DEED

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$276,000.00.**

Affiant

Subscribed and sworn to before me this 21 day of Sept, 2007

Notary Public
My Commission expires: 9/25/2010
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Claire M. Crowson	Wachovia Mortgage Corporation	Part of 081-08-0-459.00
1715B 5th Avenue North	6770 Parker Farm Drive	
Nashville, TN 37208	Wilmington, NC 28405	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **D & R Development, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Claire M. Crowson and James W. Crowson, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 1715-B as depicted on Exhibit "B" and described in the Declaration and Master Deed establishing a Horizontal Property Regime for The 1715 5th Avenue North Townhomes of record in Instrument 20070727-0089506, said Register's Office, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to D & R Development, Inc., by deed from A. Brooks Parker, on February 21, 2006, of record in Instrument Number 20060301-0023467, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue.
- Declaration of Master Deed establishing a horizontal property regime for The 1715 5th Avenue North Townhomes of record in Instrument Number 20070727-0089506, Register's Office Davidson County, Tennessee.
- Subject to all matters as shown on the Plan of record in Book 21, page 105, Register's Office Davidson County, Tennessee.

This is improved property known as: **1715 B 5th Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 21, 2007.

Davidson County DEEDWARR
Recvd: 09/24/07 12:44 3 pgs
Fees:18.00 Taxes:1021.20
20070924-0113697

D & R Development, Inc.

BY: Edward Ratcliffe PRESIDENT

STATE OF TENNESSEE

COUNTY OF Davidson

On this 25 day of September, 2009, before me, appeared Cleland Ratcliff, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the ~~Partner~~ President of D&R Development, and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Cleland Ratcliff, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC _____ My Commission Expires: 8/13/10

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose ~~signature~~ I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 11/22/08

Notary's Seal

