Davidson County DEEDWARR
Recvd: 11/08/07 09:10 2 pgs
Fees:13.00 Taxes:592.00
20071108-0131716

File No. 20071296

This instrument was prepared by **Joel D. Ragland** of the law firm of Harvill, Ross, Hogan & Ragland, 107 North Third Street, Post Office Box 925, Clarksville, Tennessee 37041-0925.

MAIL TAX STATEMENTS TO:

Wallace Stanford Crain
433 Bryan Rd
Clarksville, TN 37043

OWNER AND PROPERTY ADDRESS:

Wallace Stanford Crain
2321 Ridgeland Drive
Nashville Tennessee 37214

HARRIETT C. MARSHALL AND HUSBAND,
RAYMOND E. MARSHALL

TO: CASH WARRANTY DEED

WALLACE STANFORD CRAIN AND
WILLIAM FORREST CRAIN

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is acknowledged, **HARRIETT C. MARSHALL AND HUSBAND, RAYMOND E. MARSHALL**, as **Grantor** and in this deed called the **"Grantor"**, has this day bargained and sold and does transfer and convey unto **WALLACE STANFORD CRAIN AND WILLIAM FORREST CRAIN, Grantee** and in this deed called the **"Grantee"**, in fee simple absolute, **Grantee's** heirs and assigns forever, the following described real estate, together with any and all improvements located on the real estate, situated in Davidson County, Tennessee, to-wit:

> **BEING LOT NO. 399, ON THE PLAN OF SUNSET VIEW, SECTION FIVE,** as shown by Plat Book 2584, Page Number(s) 20, Register's Office for Davidson County, Tennessee, to which reference is made for a complete description.
>
> This being the same real estate conveyed to **Grantor** by deed of record in Instrument No. 20000107-0002360, in the Register's Office for Davidson County, Tennessee. The map, group and parcel number assigned to the above described real estate by the Assessor of Property for Davidson County, Tennessee is 73-11-41.

TO HAVE AND TO HOLD said real estate together with any and all improvements thereon unto **Grantee**, in fee simple absolute, **Grantee's** heirs and assigns forever.

SUBJECT to the terms, matters and conditions as shown on the aforementioned plat of record, **GRANTOR COVENANTS** that **Grantor** is lawfully seized and possessed of said real estate; that **Grantor** has a good and lawful right to convey the same; that this real estate is unencumbered; and, that **Grantor** will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION will be given upon delivery of this deed.

THE REAL ESTATE AD VALOREM TAXES for the current year are to be pro-rated between the parties.

IN WITNESS WHEREOF, Grantor has affixed **Grantor's** signature on this the 7th day of November, 2007.

GRANTOR:

HARRIETT C. MARSHALL

RAYMOND E. MARSHALL

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **HARRIETT C. MARSHALL AND HUSBAND, RAYMOND E. MARSHALL**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained on this 7th day of November, 2007.

NOTARY PUBLIC SEAL My Commission Expires: 12-12-2007

R. MITCHELL ROSS NOTARY PUBLIC AT LARGE MONTGOMERY CO. TENN.

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

As required by Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being **Grantee, Grantee's** agent or a trustee acting for **Grantee**, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$160,000.00.**

SWORN AND SUBSCRIBED TO before me on this the 7th day of November, 2007.

AFFIANT

NOTARY PUBLIC **SEAL**

Commission expires: 12-12-2007

R. MITCHELL ROSS NOTARY PUBLIC AT LARGE MONTGOMERY CO. TENN.

F:KimW\FFSB\CrainWallace\Deed.doc