WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/27/07 10:49 2 pgs
Fees:13.00 Taxes:203.50

20071127-0137565

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$55,000.00**

Suzette Graham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2007.

Robert L. Scruggs
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suzette Graham	**Same as Owner**	
(NAME) **1411 Straightway Avenue**	(NAME)	**MAP 072-14-0**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	**PARCEL 096.00**
(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, **ANTWAN CROOK, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUZETTE GRAHAM AND STEVE HUFFMAN,** 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:

Land in Davidson County, Tennessee, being the westerly 47 ½ feet of the southerly 134.0 feet of Lot No. 13 as shown on the Plan of Lots Nos. 28, 29 and part of 30 of the Brownsville Addition as surveyed for A.H. Robinson of record in Plat Book 57, page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 13 begins at the Southeast corner of Lot No. 12 at the Northerly margin of Straightway Avenue, formerly Main Street; thence with the line between Lots Nos. 12 and 13, North 3 deg. East 135 feet to a point; thence South 86 deg. 40' East 47 ½ feet to a point; thence South 3 deg. West 134 feet to a point in the Northerly margin of said Avenue North 86 deg. 40' West 47 ½ feet to the point of beginning.

Being the same property conveyed to Antwan Crook, unmarried by deed from Johnny Bolton and Virginia C. Bolton, of record in Instrument No. 20050215-0017300, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2007 real property taxes have been paid and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 57, page 1, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1411 Straightway Avenue, Nashville, TN 37206
(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 my hand this 21st day of November, 2007.

Antwan Crook
Antwan Crook

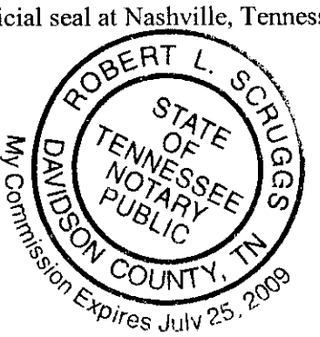
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Antwan Crook, unmarried the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of November, 2007.

Commission expires:



Robert L. Scruggs

Notary Public