PREPARED BY ~~(AND RETURN TO)~~:

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Davidson County DEEDWARR
Recvd: 01/25/08 12:26 2 pgs
Fees:13.00 Taxes:479.15
20080125-0008090

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

W & I Ref:(__gj___) Title No: 49093
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cherilyn M. Crowe 2813 Ennis Road Nashville, Tennessee 37210	NEW OWNER

TAX MAP-PARCEL NUMBERS: 11911007500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$129,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Justin Davidson, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cherilyn M. Crowe** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Mashburn Heights of record in Book 1835, page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 64 fronts 67.7 feet on the northerly margin of Ennis Road and extends back 219.6 feet on the easterly line and 184.0 feet on the westerly line to a dead line in the rear, measuring 98.5 feet thereon.

Being the same property conveyed to Justin Davidson by deed from Bob Bass and Charles DeBray, both married, as Tenants in Common dated April 26, 2005 and recorded on April 28, 2006 of record in Doc. No. 20060428-0048945, Register's Office for Davidson County, Tennessee.

Heather Celeste Davidson spouse of Justin Davidson joins in this conveyance for the sole purpose of conveying any and all marital interest in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835 Page 1, said Register's Office, which Plan shows a 60 foot minimum building setback line from Ennis Road and a 10 foot easement for public utility purposes along the rear line(s) of said lot.

This is improved property, known as: 2813 Ennis Road, Nashville, Tennessee 37210

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of January, 2008.

Justin Davidson

Heather Celeste Davidson

State of TENNESSEE
County of DAVIDSON

On this 22nd day of January, 2008 , before me the undersigned authority, personally appeared Justin Davidson and Heather Celeste Davidson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVE
STATE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 2, 2011

My Commission Expires: _____

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $129.500.00

Affiant

Sworn and subscribed before me this the 22nd day of January, 2008

Notary Public

My Commission Expires: 5/22/10

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010