Bk 29

STATE OF TENNESSEE 16538
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,000.00

Joleen M. Coon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July, 2008.

Ollie Mai Parsley
Notary Public

MY COMMISSION EXPIRES: 11/22/2010

OLLIE MAI PARSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry Crotzer	New Owner	08412014700
(NAME)	(NAME)	
2803 Lealto Court		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37214		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, George T. Coon, Jr. and wife, Joleen M. Coon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry Crotzer, unmarried

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:

See exhibit A attached hereto and made a part hereof.

Davidson County DEEDWARR
Recvd: 07/14/08 15:31 3 pgs
Fees:18.00 Taxes:580.90
20080714-0072237

This is improved property known as 3212 Knobview Drive, Nashville, TN 37214

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 their hands this 11th day of July, 2008.

George T. Coon, Jr.

Joleen M. Coon

File No.: 16538

ATTACHMENT

BEING Lot No. 51 on the Plan of Nob Hill, of record in Book 2663, page 31, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the east margin of Knobview Drive, at the corner of Lot Nos. 51 and 52; thence with the line between said lots, easterly 175 feet to a corner of Lot No. 50; thence with the line between Lot Nos. 50 and 51, southerly 188.2 feet to the north margin of Lealto Court; thence with the margin of said Court, westerly 205 feet to the beginning of a curve; thence around said curve, northwesterly 39.27 feet to the east margin of Knobview Drive; thence with the margin of the same, northerly 175 feet to the point of beginning.

BEING the same property conveyed to George T. Coon, Jr. and wife, Joleen M. Coon by deed from heirs to the Estate of Oliver S. Henderson, filed of record in Book 8618, page 811, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

16538

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named George T. Coon, Jr. and wife, Joleen M. Coon the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of July, 2008.

My commission expires 11/22/2010

Notary Public Ollie Mai Parsley

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010