WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/24/08 09:25 2 pgs
Fees:13.00 Taxes:878.75
20080724-0075690

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$237,500.00.**

Affiant

Subscribed and sworn to before me this 21 day of July, 2008

Elizabeth Maison
Notary Public
My Commission expires: 4.15.12
(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:
Jim Carroll	NEW SOUTH FEDERAL SAVINGS BANK	041-02-0-008.00
1312 Valley Trail	310 AUTOMATION WAY #	
Whites Creek, TN 37189	BIRMINGHAM, AL 35210	

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, **Kevin Crutcher and wife, Sonya Crutcher**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jim Carroll and Sandra Carroll**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 8 on the plan of Breckenridge Valley, of record in Book 4460, page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kevin Crutcher and wife, Sonya Crutcher, by deed from Michael S. Kaszyskin, Jr. individually and as Trustee of the Kaszyski Joint Revocable Living Trust U/A/D Jan 11 2001, on May 11, 2006, of record in Instrument Number 20060524-0061004, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2008 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 041-02-0-008.00.
- Subject to all matters as shown on the Plan of record in Book 4460, page 167, Register's Office Davidson County, Tennessee.

This is improved property known as: **1312 Valley Trail, Whites Creek, TN 37189**

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 July 21, 2008.

Kevin Crutcher

Sonya Crutcher

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kevin Crutcher and Sonya Crutcher** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 21, 2008

My commission expires 4·15·12

Elizabeth Maison
Notary Public

