This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026543
Kay B. Housch, P.C.
222 2nd Ave. North, Suite 310
Nashville TN 37201

File #2008054

Davidson County DEEDWARR
Recvd: 08/15/08 13:50 2 pgs
Fees:13.00 Taxes:136.90

20080815-0084155

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Darrell Crawford	(NAME) Same as new owner	Map & Parcel # 0810833500
(STREET ADDRESS) 2506 Port Rembla Drive	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Mt. Juliet, TN 37122	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **George Blackwell,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said**, Darrell Crawford and wife, Paula B. Crawford,** Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of W.S. Settle's Re-Subdivision of Lots Nos. 249-273, inclusive, in North Nashville Real Estate Company's plan of record in Book 57, page 71, Register's Office, Davidson County, Tennessee. Said Lot fronts 50 feet on the westerly side of Nassau Street and runs back between parallel lines 155 feet to the east margin of Jenkins Street.

Being the same property conveyed to Bynum Henry Biggs and wife, Evelyn G. Biggs by deed of record in Book 3813, page 622, Register's Office, Davidson County, Tennessee; the said Bynum Henry Biggs and wife, Evelyn G. Biggs both having since died; he having pre-deceased her; she having died intestate, title vested in her husband, George Blackwell, as sole heir at law.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $37,000.00.

Subscribed and sworn to before me this the 11th day of August, 2008.

Affiant

My commission expires: 11-23-2008

Notary Public

WILSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC PATRICIA M. GWIN

This is improved property known as 1725 Nassau Street, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 11th day of August, 2008.

George Blackwell

MARJORIE A. HAINES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: October 24, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, **George Blackwell,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of August, 2008.

Marjorie A. Haines, Notary Public
My Commission Expires: 10/24/10

Encumbrances:

1. 2008 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on plan of record in Book 57, page 71, Register's Office, Davidson County, Tennessee.