This instrument prepared by:
Leila Hansen, Esq.
9041 S. Pecos Road, #3900
Henderson, Nevada 89074

RETURN TO:
First American Title / **LFC**
Recording Division
2605 Enterprise Rd. Ste #200
Clearwater, FL 33759-9943
File# **36-7503934-3 1/1**

Davidson County DEEDWARR
Recvd: 09/03/08 12:09 3 pgs
Fees:18.00 Taxes:337.44
20080903-0090200

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Robert and Emily Crowell	Robert and Emily Crowell	Map/Parcel:
6021 Panama Drive	6021 Panama Drive	086-010-035-00
Hermitage, Tennessee 37076	Hermitage, Tennessee 37076	

FOR AND IN CONSIDERATION of the sum of One dollar and no/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Bobby C. Crowell, an unmarried man** has this day bargained and sold, and does hereby transfer and convey unto the said **Robert C. Crowell and Emily Lawson Crowell, husband and wife as joint tenants with right of survivorship and not as tenants in common**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to Bobby C. Crowell, unmarried by Deed from Catherine Alleen Crowell, unmarried of record in Book 10062, Page 351, said Register's Office.

The express purpose of this conveyance is to Transfer Title.

This is unimproved ( ) property known as 6021 Panama Drive, Hermitage, Tennessee 37076
Improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors 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 of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

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 10 day of March, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bobby C. Crowell

Bobby C. Crowell

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Peggy Niemann, a Notary Public in and for said County and State, **Bobby C. Crowell,** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that (he)/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Hermitage this 10 day of March, A.D., 2008.

NOTARY STAMP/SEAL

PEGGY L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO., TN

My Commision Expires
JULY 5, 2011

NOTARY PUBLIC
Notary Commission Expires: 7-5-11

AFFIDAVIT OF VALUE

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $ ~~91,200.00~~ 91,200.00

Subscribed and sworn to before me this the 10 day of March, 2008.

(Affix Seal)

Robert C. Affiant Crowell

Notary Public

My Commission Expires: 7-5-11

PEGGY L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO., TN

My Commision Expires
JULY 5, 2011

Exhibit

~~SCHEDULE~~ "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 149 ON THE PLAN OF DODSON HEIGHTS, AS OF RECORD IN BOOK 2900, PAGE 113, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 149 FRONTS 65 FEET ON THE NORTHERLY SIDE OF PANAMA DRIVE AND EXTENDS BACK 141 FEET ON THE WESTERLY LINE AND 142 FEET ON THE EASTERLY LINE OF A DEAD LINE, MEASURING 65 FEET THEREON.

FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 086-010-035-00; SOURCE OF TITLE IS BOOK 10062, PAGE 351 (RECORDED 05/28/96)

Derivation Clause

The instrument constituting the source of the borrower's interest in the foregoing described property was a Warranty Deed recorded as document no. book 10062, Page 351 in the Register's office of Davidson County.