Davidson County DEEDWARR
Recvd: 09/24/08 09:06 2 pg
Fees:13.00 Taxes:703.00

20080924-0097001

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater for this transfer is $190,000.00 Affiant Subscribed and Sworn to me, this 19th day of September, 2008. Notary Public My commission expires: 3-21-09

PHYLLIS GREENAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
John K. Cravens 7516 Old Harding Road Nashville, TN 37221	Same	142140B00700CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Lanita Crowe and husband, Patrick Crowe,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **John K. Cravens and wife, Virginia Wallace Cravens,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Number 7 on the Plan of River Plantation, Section VIII, Phase One of record in Plat Book 6900, pages 475 and 476, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lanita Crowe and husband, Patrick Crowe by deed from Billy W. Williams and wife, Frances A. Williams of record in Instrument No. 20050420-0044061, Register's Office for Davidson County, Tennessee.

Taxes for the year 2008 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 6900, Pages 475-476, said Register's Office.

Subject to Declaration of Restrictive Covenants and By-Laws of record in Book 7389, page 924; and Book 7389, page 941, said Register's Office.

Subject to easements of record in Book 7344, page 438 and Book 7400, page 792, said Register's Office.

This is (x) improved ( ) unimproved property known as 7516 Old Harding Road, Nashville, TN 37221.

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. Grantors covenant that they 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 whomsoever.

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 hands this 19th day of September, 2008.

Lanita Crowe

Patrick Crowe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lanita Crowe and Patrick Crowe** the within named bargainors, 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 19th day of September, 2008.

Notary Public

My Commission Expires: 3-21-09

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY