Return to:

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 10/02/08 09:55 2 pg
Fees:13.00 Taxes:247.90

20081002-0100074

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $67,000.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 2008.

Notary Public
My commission expires: 4-7-12

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

06-0809-73234

Address of New Owner:	Send Tax Bills to:	Tax Information
Marvie L. Anglin	Farmers and Merchants Bank	058-16-0-016.00
4018 Cedar Circle	1034 W. Main St.	
Nashville TN 37218	Lebanon, TN 37087	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert A. Crutcher an unmarried man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Marvie L. Anglin and Valeria Anglin, Husband and Wife hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Robert A. Crutcher and wife, Margaret Crutcher by deed from Ernestine Pierce Holiday and husband, Newton S. Holiday, Jr., dated July 31, 1985, recorded July 31, 1985, of record in Book 6618, Page 854, Register's Office for Davidson County, Tennessee. Said Margaret Crutcher is now deceased by record of Death Certificated dated October 9, 1993 leaving Robert A. Crutcher as surviving spouse.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4018 Cedar Circle, Nashville, TN 37218

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 30th day of September, 2008.

Robert A. Crutcher

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert A. Crutcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 30th day of September, 2008.

~~Davidson~~ Wilson

My Commission expires 1-17-12

KATHLEEN A. MILLER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY
My Commission Expires January 17, 2012

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 27, Block "CC"on the revised Plan of Fairview Subdivision, of record in Book 1130,page 54, Register's Office for said county.

Said Lot fronts 75.08 feet on the east side of Cedar Circle and runs back 295 feet on the north line and 291.5 feet on the south line to a dead line in the rear on which it measures 75 feet.

INCLUDED in the above description, but EXCLUDED therefrom is that part of said property sold off in Book 4359, page 455, said Register's Office, described as follows:

Land in Davidson County, Tennessee, being a part of Lot No. 27, Block "CC" on the revised plan of Fairview Subdivision, of record in Book 1130, page 54, Register's Office for Davidson County, Tennessee.

Beginning at a point on the east side of Cedar Circle on the common boundary line between Lot No. 27 and Lot No. 28; thence along said common boundary line 291.5 feet to a dead line in the rear; thence northerly along said line 5 feet to a point, thence westerly parallel to the aforementioned common boundary line approximately 291.5 feet to a point in the easterly margin of Cedar Cirle; thence along said Cedar Circle to the point of beginning.

For informational purposes only, prior deed references property to an area of approximately 1,460 square feet, more or less.