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PREPARED BY (AND RETURN TO):

ftec file #28077

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
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Davidson County DEEDWARR
Recvd: 10/23/08 13:07 2 pgs
Fees:13.00 Taxes:1032.30
20081023-0106173

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(DM) Title No: 49597
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Paul Downey Liza Downey 608 Kendall Drive Nashville, Tennessee 37209	Suntrust Mortgage 401 Commerce Street, #6100 Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 10306018900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$279,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edward Cody Crase and spouse, Teresa Perry Crase,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Paul Downey and spouse, Liza Downey** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 70 on the Plan of Brookside Courts Addition No. 2 of record in Book 1835, Page 47 Register's Office for said County.

SAID Lot No. 70 fronts 83 feet on the easterly margin of Kendall Drive and extends back between parallel lines 175 feet to a deadline in the rear, together with and subject to as an appurtenance thereto, that certain easement for driveway purposes of record in Book 5320, Page 926 said Register's Office.

BEING the same property conveyed to Edward Cody Crase and spouse, Teresa Perry Crase by Warranty deed from Laura K. Cisney dated June 14, 2002 and recorded on June 17, 2002 of record in Document No. 20020617-0073271, Register's Office for Davidson County, Tennessee.

Together with Easement for Driveway as described in Book 5320, page 926, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835, Page 47, said Register's Office, which Plan shows a 30 foot minimum building setback line from Kendall Drive and a 10 foot easement for public utility purposes along the southerly and rear lines of said lot and telephone and electric pole lines along the southerly line of said lot; Easement for driveway purposes of record in Book 5320, Page 926, said Register's Office.

This is improved property, known as: 608 Kendall Drive, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of October, 2008.

Edward Cody Crase

Teresa Perry Crase

State of TENNESSEE
County of DAVIDSON

On this 17th day of October, 2008 , before me the undersigned authority, personally appeared Edward Cody Crase and Teresa Perry Crase , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W IVEY STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $279,000.00

Courtney Whitehurst
Affiant

Sworn and subscribed before me this the 17th day of October, 2008

My Commission Expires: 5-23-09

EMILY C. MAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public