Davidson County DEEDWARR
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Fees:13.00 Taxes:450.66
20090108-0002047

This Instrument Prepared By:
Paula K. Van Slyke, Esq.
Suite 207
4117 Hillsboro Rd.
Nashville, TN 37215

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Wayburn A. Crabtree 4096 Moss Rose Drive Nashville, TN 37216	Same	042-10-0-014.00

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Lilian Lawrence-Wdowiak, an unmarried woman formerly known as Lilian Lawrence-Crabtree (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Wayburn A. Crabtree, an unmarried man (the "Grantee"), his heirs and assigns, real property (the "Property") with all improvements thereon and appurtenances thereto, in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Sherry Heights, Section II, of record in Book 2331, Page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Lilian Lawrence-Crabtree, a married woman, by deed from Danny T. Eaton and wife, Melanie L. Eaton, of record as Instrument Number 20000815-0080516, Register's Office for Davidson County, Tennessee and by deed of record as Instrument Number 20000815-0080517, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 108 Port Drive, Madison, Tennessee 37115.

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

The Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as otherwise set forth herein.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the 8th day of January, 2009.

Lilian Lawrence-Wdowiak

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, an official Notary Public of the said county and state, **Lilian Lawrence-Wdowiak,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 8th day of January, 2009.

PAULA K. VAN SLYKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 14, 2009

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $121,800.

Affiant

Sworn to and subscribed before me this 8th day of January 2009.

PAULA K. VAN SLYKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 14, 2009

Notary Public

My Commission Expires: _____