(2)

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$150,000.00**

Affiant

Subscribed and sworn to before me, this 27th day of February, 2009

Notary Public

MY COMMISSION EXPIRES: 9-19-09
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 03/04/09 10:11 2 pgs
Fees:13.00 Taxes:555.00
20090304-0019088

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lee G. Turley | Countrywide Bank FSB | 081-08-O |
| (NAME) | (NAME) | (MAP) |
| 1725 Nassau Street | 801 Crescent Centre Dr., #510 | 335.00 |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37208 | Franklin, TN 37067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Darrell Crawford and spouse, Paula B. Crawford, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Lee G. Turley and Jessica N. Diekmann, both unmarried, as joint tenants with right of survivorship, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 3, on the Map of W. S. Settle's Re-Subdivision of Lots Nos. 249 to 273 inclusive in North Nashville Real Estate Company's Plan, of record in Plat Book 57, page 71, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Said Lot fronts 50 feet on the westerly side of Nassau Street and runs back between parallel lines 155 feet to the east margin of Jenkins Street.

Being the same property conveyed to Darrell Crawford and wife, Paula B. Crawford, by deed from George Blackwell, of record in Instrument No. 20080815-0084155, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 1725 Nassau Street, Nashville, Tennessee 37208

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

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Witness my/our hand(s) this 27th day of February, 2009.

Darrell Crawford

Paula B. Crawford

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Darrell Crawford; Paula B. Crawford with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 27th day of February, 2009.

Notary Public

My Commission Expires: 7/5/2011

John M. Wells
State of Tennessee Notary Public
Davidson County