WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,800.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF April, 2009.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

R-FSBO-09-6370

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mauna Crabtree	Mauna Crabtree	
3636 Baxter Raod	3636 Baxter Raod	
Joelton, TN 37080	Joelton, TN 37080	22-7.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NICOLE A. PAPPAS AND HUSBAND, STEVE W. PAPPAS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MAUNA CRABTREE AND HUSBAND LARRY CRABTREE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING SITUATED IN THE 14TH CIVIL DISTRICT OF SAID COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CORNER POST AND IRON PIN AT THE SOUTHEAST CORNER OF B. W. WALLACE'S PROPERTY AND THE WEST CORNER OF DR. FELTS', DECEASED, PROPERTY, RUNNING NORTH 60° WEST 696.3 FEET WITH B. W. WALLACE'S NORTH BOUNDARY TO A SPIKE IN THE CENTER OF EATON'S CREEK ROAD; THENCE DUE NORTH 115.5 FEET TO AN IRON PIN 24 FEET WEST OF THE CENTER LINE OF EATON'S CREEK ROAD; THENCE TURNING AND RUNNING SOUTH 60° EAST 540 FEET TO AN IRON PIN IN FIELD; THENCE NORTH 20° EAST 400 FEET TO AN IRON PIN IN FENCE LINE; THENCE SOUTH 60° 15' EAST 231.5 FEET TO AN IRON PIN AT CORNER OF FENCE LINE; THENCE SOUTH 16° 45' EAST 369.6 FEET RUNNING WITH DR. FELTS' WEST BOUNDARY TO AN IRON PIN AT THE CORNER OF THE FENCE; THENCE SOUTH 72° WEST 316.8 FEET RUNNING WITH A WIRE FENCE AND BEING THE NORTH BOUNDARY OF DR. FELTS' PROPERTY TO THE BEGINNING, CONTAINING 5 ACRES.

BEING THE SAME PROPERTY CONVEYED TO NICOLE A. PAPPAS AND STEVE W. PAPPAS, AS TENANTS BY THE ENTIRETY (I.E. WITH RIGHT OF SURVIVORSHIP) BY WARRANTY DEED FROM ROBERT J. PAULUS, AN UNMARRIED MAN, RECORDED ON THE 2ND DAY OF JUNE, 2006 IN INSTRUMENT NO. 20060602-0065147, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

BILL GARRETT, Davidson County
Trans: T20090024011 DEEDWARR
Recvd: 04/13/09 10:21 2 pgs
Fees: 13.00 Taxes: 240.50
20090413-0032792

unimproved (X)
This is improved ( ) property, known as 6370 Eatons Creek Road, Joelton, Tennessee 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 8th day of April, 2009.

Nicole A. Pappas

Steve W. Pappas

STATE OF ILLINOIS
COUNTY OF DuPage

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicole A. Pappas and Steve W. Pappas, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of April, 2009.

Notary Public
My Commission Expires:
(SEAL)

OFFICIAL SEAL
AARON ROCHHOLZ
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Apr. 25, 2011

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903