WARRANTY DEED

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

G-VRE-09-1011

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $421,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF May, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 07/05/09

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

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
Samuel Neil Crosby Jr.	New Owner	
1011 Gilmore Avenue	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		118-1-193.00
(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, I/we WILLIAM MASON AND WIFE, ERIN B. MASON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SAMUEL NEIL CROSBY JR. AND WIFE, AMY FULLER CROSBY, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT 71 ON THE PLAN OF MONTROSE PLACE OF RECORD IN PLAT BOOK 57, PAGE 93, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

SAID LOT 71 FRONTS 50 FEET ON THE SOUTH SIDE OF GILMORE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY, TOGETHER WITH THE RIGHT FOR INGRESS/EGRESS ACROSS THAT TRIANGULAR PART OF LOT 72, THAT WAS RESERVED BY T.L. GREER, IN A DEED TO R.L. MCBRIDE AND WIFE, OF RECORD IN BOOK 2690, PAGE 377, SAID REGISTER'S OFFICE, WHICH TRIANGLE FRONTS 4 FEET ON THE SOUTH SIDE OF GILMORE AVENUE AND RUNS BACK BETWEEN LINES, ALONG THE COMMON LINE BETWEEN LOTS 71 AND 72, 20 FEET TO A POINT.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM MASON AND WIFE, ERIN B. MASON BY DEED FROM GREEN INVESTORS, LLC, RECORDED ON THE 20TH DAY OF DECEMBER, 2004 IN INSTRUMENT NO. 20041220-0150807, 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 INCLUDING THOSE OF RECORD IN BOOK 57, PAGE 93, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1011 Gilmore Avenue, Nashville, Tennessee 37204
(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.

BILL GARRETT, Davidson County
Trans:T20090031470 DEEDWARR
Recvd: 05/12/09 14:14 2 pgs
Fees:13.00 Taxes:1557.70
20090512-0043737

Witness my/our hand(s) this 7th day of May, 2009.

William Mason

Erin B. Mason

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Mason and Erin B. Mason, 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 7th day of May, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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