BILL GARRETT, Davidson County
Trans:T20090050379 DEEDWARR
Recvd: 07/27/09 10:05 2 pgs
Fees:13.00 Taxes:987.90
20090727-0070043

WARRANTY DEED

PHYLLIS KEENAN NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $267,000.00

Kalyn F Bowra
Affiant

Subscribed and Sworn to before me, this 24th day of July, 2009.

Notary Public

My commission expires:
3-4-13

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Kalyn F. Bowra 1015 Clayton Avenue Nashville, TN 37204	Merrill Lynch Credit Corporation 1 Mortgage Way Mount Laurel, NJ 08054	118050B00300CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Colin G. Crosby, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Kalyn F. Bowra, unmarried**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. "C" and the Private Elements of Unit No. "C" in the Horizontal Property Regime of Clayton Avenue Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 10305, page 84, Register's Office for Davidson County, Tennessee, together with an undivided interest in the Common Elements appurtenant to said unit as set forth in said Master Deed to which plan reference is hereby made for a more complete description of such unit.

Being the same property conveyed to Colin G. Crosby by deed dated 5/7/07 from Eric Eskioglu of record in Instrument No. 20070510-0056223, Register's Office for Davidson County, Tennessee.

Taxes for the year 2009 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 547, Page 105, said Register's Office.

This is (x) improved ( ) unimproved property known as 1015 Clayton Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 24th day of July, 2009.

Colin G. Crosby

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Colin G. Crosby** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 24th day of July, 2009.

Notary Public

My Commission Expires: 3-4-13

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY