Book 29

BILL GARRETT, Davidson County
Trans:T20090052782 DEEDWARR
Recvd: 08/04/09 13:32 2 pgs
Fees:13.00 Taxes:117.66
20090804-0072974

**WARRANTY DEED**

State of Tennessee }
County of Davidson }

The actual consideration for this transfer is $ 31,800.00

Affiant

Subscribed and sworn to before me this 30 day of July, 2009.

Notary Public

My Commission Expires: _____ (AFFIX SEAL)

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

| Name and Address of New Owner(s) | Send Tax Bills To: | Map and Parcel Number(s): |
|---|---|---|
| Mark Donald Crofford<br>Nicole Crofford<br>83 B Maury Street<br>Nashville, TN 37210 | CuCorp, Inc.<br>1400 8th Avenue, South<br>Nashville, TN 37203 | 093 1 60 116.00 |

This instrument prepared by:
JAMES E. BROWN, 1400 PELLICAN POINT, MADISON, TN 37115

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, **James E. Brown**, an unmarried person, hereinafter called the GRANTOR, has this day bargained and sold, and by these presents do transfer and convey unto **Mark Donald Crofford** (married) / **and Nicole Crofford**, (unmarried) hereinafter called the GRANTEES, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly 9 feet of Lot No. 117 and the northerly one-half of Lot No. 118 on the Plan of Maury & Claiborne's Addition to Nashville of record in Book 21, at Pages 84 and 85, Register's Office for said County. Said parts of Lots No. 117 and 118 front together 26-1/2 feet on the east side of Maury Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Secretary of Housing and Urban Development by Deed from Chase Mortgage Company FKA Chemical Mortgage Company, of record in Book 11056, Page 440, Register's Office for Davidson County, Tennessee. And further being the same property conveyed to James E. Brown by decree of the Chancery Court for Davidson County, Tennessee of record in Instrument Number 20030926-0143009,

Register's Office for Davidson County, Tennessee; with such title being quieted in James E. Brown by judgment of the Chancery Court for Davidson County, Tennessee entered on May 8, 2009, of record in Instrument Number 20090603-0051400, Register's Office for Davidson County, Tennessee.

This is improved property known as: 83 B Maury Street, Nashville TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with all buildings, appurtenances, estate, title and interest thereto belonging to the said GRANTEES, and unto their successors and assigns, forever; and GRANTOR does hereby covenant with the said GRANTEES that he is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and GRANTOR does hereby covenant and bind himself, his heirs executors, administrators, successors and/or assigns, to warrant and forever defend the title to the said real property to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of July, 2009.

James E. Brown

**STATE OF TENNESSEE }**
**COUNTY OF DAVIDSON }**

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James E. Brown, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of July, 2009.

Notary Public

My Commission Expires: 11/7/2011

TANYA MARGARONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY