Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Prepared by:
Real Estate Title Services
4741 Trousdale Dr., Ste. 4
Nashville, TN 37220

ADDRESS OF NEW OWNERS
Jacqueline R. Crumley, Single
1715 Electric Avenue
Nashville, TN 37206

BILL GARRETT, Davidson County
Trans:T20090062682 DEEDWARR
Recvd: 09/14/09 10:44 2 pgs
Fees:13.00 Taxes:488.40
20090914-0085538

SEND TAX BILLS TO:
Republic State Mtg
378 Tradewinds Dr
Santa Rosa Beach, FL
32459

MAP AND PARCEL
Map 094-02-0-Parcel 074.00

WARRANTY DEED

For the consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE:

CAPITAL JOURNEY, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE THIS DAY BARGAINED AND SOLD AND DO HEREBY TRANSFER AND CONVEY UNTO:

JACQUELINE R. CRUMLEY, A SINGLE PERSON

HEREINAFTER REFERRED TO AS "GRANTEE (S), THEIR HEIRS AND ASSIGNS, CERTAIN DESCRIBED REAL ESTATE LYING AND BEING IN THE STATE OF TENNESSEE, COUNTY OF DAVIDSON AND DESCRIBED AS FOLLOWS, TO-WIT:

Being **Lot 53** on the Plan of **United Electric Railway Company's Addition** as of record in Book 161, Page 8, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot 53 fronts 50.0 feet on the Northerly side of Electric Avenue and extends back between parallel lines with the Westerly margin of South 18th Street, 150.00 feet to an alley.

SUBJECT TO: Easements, building setback lines and certain restrictions as may be shown on Plat of United Electric Railway Company's Addition as of record in Book 161, page 8, Register's Office for Davidson County, Tennessee.

SUBJECT TO: All zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions of record in the Register's Office for Davidson County, Tennessee that would violate Title 42 USC 3604.

Being the same property conveyed to ***CAPITAL JOURNEY, LLC*** by Substitute Trustee's Deed from Shapiro & Kirsch, LLP., as Substitute Trustee, by Denise Griffin, Managing Foreclosure Attorney, dated January 15, 2009, recorded January 28, 2009 at Instrument Number 20090128-0007330, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1715 Electric Avenue, Nashville, Tennessee, 37206.

The street address of the herein described property is believed to be 1715 Electric Avenue, Nashville, TN 37206 and is shown on all tax records as same, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns forever.

WE COVENANT with the said Grantees that we are lawfully seized and possessed of said real estate, that we have good title thereto and a perfect right to convey the same, and that the same is free and unencumbered.

WE FURTHER COVENANT and bind ourselves, our successors, assigns and representatives, to forever warrant and defend the title to the said real estate unto said Grantees, their heirs and assigns, against the lawful claims of all persons whomever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

And the said party of the First Part does hereby covenant with the party of the Second Part that they he lawfully seized in fee of the aforedescribed real estate, that he has/have a good right to sell and convey the same, that the same is unencumbered, except for the 2009 County property taxes which are prorated this date, and other matters shown, but excluding any covenants, conditions, or restrictions that would violate Title 42 USC 3604, in the Register's Office for Davidson County, Tennessee.

WITNESS the signature of the said party of the First Part this 9th day of September 2009

By: _____
James Roberts, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified personally appeared **JAMES ROBERTS**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be the **CHIEF MANAGER** respectively of **CAPITAL JOURNEY, LLC aka CAPITAL JOURNEY,** the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 9th day of September 2009

_____ (Notary Public)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
May 06, 2013

SHIRLEY STANSBURY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, or we, hereby swear or affirm that to the best of the Affiant knowledge, information and belief the actual consideration for this transfer or value of the property transferred, whichever is greater is $132,000.00 which amount is equal to or greater than the amount which the property transferred, would command at a fair voluntary sale.

_____ (AFFIANT)

Subscribed and sworn to before me this the 9th day of September, 2009

_____ (Notary Public)

MY COMMISSION EXPIRES:
May 06, 2013

SHIRLEY STANSBURY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS: 1715 Electric Avenue, Nashville, TN 37206
PROPERTY OWNER (S) Jacqueline R. Crumley, a Single Person
Mail Tax Notices to: OWNER
Map and Parcel: 094-02-0-074.00