07

Realty Title

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

David Cogan Cramb and
Mary Jo Tewes
916 McMahan Avenue
Nashville, TN 37216

SEND TAX BILL:

REGIONS BANK
2050 PARKWAY OFFICE CIRCLE
BIRMINGHAM, AL 35244

MORTGAGEE:

REGIONS BANK

MAP AND PARCEL:
06111001200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Emily C. Salzer and husband, Jason P. Salzer** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **David Cogan Cramb, unmarried and Mary Jo Tewes, unmarried, as tenants in common with right of survivorship** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot(s) 17, as shown on the map entitled The Plan of Phillips Subdivision, of record in Plat Book 2083, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Emily C. Salzer and husband, Jason P. Salzer, husband and wife, by deed from Steven D. Blair, unmarried, of record in Instrument No. 20060407-0040667, dated April 3, 2006, said Register's Office.
>
> This conveyance is made subject to: (1) all applicable zoning ordinances and building restrictions; (2) all covenants, bylaws, restrictions, declarations and easements of record; and (3) such limitations and easements as may affect the premises.

This is improved property known as 916 McMahan Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and

BILL GARRETT, Davidson County
Trans:T20090075095 DEEDWARR
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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 our hands this 29th day of October, 2009.

EMILY C. SALZER

JASON P. SALZER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared EMILY C. SALZER and JASON P. SALZER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 29th day of October, 2009.

Notary Public

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

My Commission Expires: 9/3/12

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $152,000.00.

AFFIANT

Subscribed and sworn to before me
this 29th day of October, 2009.

NOTARY PUBLIC

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission Expires: 2/11/13