BILL GARRETT, Davidson County
Trans:T20100011010 DEEDWARR
Recvd: 02/24/10 14:52 2 pgs
Fees:13.00 Taxes:296.00
20100224-0014169

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Daryl Spicer
2007 Kimberly Drive
Mt. Juliet, TN 37122

MORTGAGEE

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 083-04-0
PARCEL 015.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Evelyn J. Crawley, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Daryl Spicer, married and Brian Oldham, married,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 127 on the Plan of Rosebank Park, as of record in Plat Book 1835, Page 26, Register's Office for Davidson County, Tennessee.

Said Lot No. 127 fronts 65 feet on the northerly side of Rosecliff Drive and extends back 242.2 feet on the westerly line and 269.2 feet on the easterly line to a dead line, measuring 80 feet thereon.

Being the same property conveyed to J. Roy Bethune and wife, Eloise L. Bethune by deed from S. Briggs Burkhalter and wife, Jean E. Burkhalter, dated December 14, 1951 and filed of record in Book 2031, Page 33, Register's Office for Davidson County, Tennessee. The said J. Roy Bethune died on April 16, 1982 and Eloise L. Bethune died on January 17, 2004 leaving Evelyn J. Crawley as the only heir at law of the decedents as evidenced by the Affidavit of Heirship being recorded simultaneously herewith of record in Instrument No. 20100224-0014168 **, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 1907, Page 593 and Book 1717, Page 53; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 1835, Page 26, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **2013 Rosecliff Drive Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees 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 Grantees, 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.

Witness our hands this 17th day of February, 2010.

Evelyn J. Crawley

Evelyn J. Crawley

STATE OF Tennessee
COUNTY OF Shelby

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Evelyn J. Crawley, the bargainor(s) 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.

PAMELA W YARBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Witness my hand and official seal this 17th day of February, 2010.

Pamela Yarbrough

NOTARY PUBLIC

My Commission Expires: 8/20/11

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $80,000.00.

Janet McAlister

AFFIANT

Subscribed and sworn to before me this 17th day of February, 2010.

Ashley Richardson

NOTARY PUBLIC

ASHLEY RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 8/6/2013