Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215 29301
FTEC File #
(Davidson County File Box 9-B)

39-B
File #10-1043

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hollie Bryson Crabbe and husband, Charles Otto Crabbe, Jr.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tara J. Lerner, a single person**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 703 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Hollie Bryson by deed from Hillview Village Partnership, a Tennessee general partnership dated November 5, 2007 of record as Instrument No. 20071109-0132566, Register's Office for Davidson County, Tennessee.

Hollie Bryson is now known as Hollie Bryson Crabbe by virtue of her marriage to Charles Otto Crabbe, Jr. Charles Otto Crabbe, Jr. joins in this conveyance to convey any and all marital interest he may have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2310 Elliott Avenue #703, Nashville TN, 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of March, 2010.

Hollie Bryson Crabbe by
Allison Costello, Attorney-in-fact

Charles Otto Crabbe, Jr.
by Allison Costello, Attorney-in-fact

Hollie Bryson Crabbe
By Allison Costello, Attorney in fact

Charles Otto Crabbe, Jr.
By Allison Costello, Attorney in fact

BILL GARRETT, Davidson County
Trans:T20100019561 DEEDWARR
Recvd: 04/05/10 14:19 2 pgs
Fees:13.00 Taxes:741.85
20100405-0025176

State of Tennessee)
County of Davidson)

On this the 30th day of March, 2010, before me personally appeared **Allison Costello**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Hollie Bryson Crabbe** and acknowledged that such person executed the same as the free act and deed of **Hollie Bryson Crabbe.**

Notary Public

My commission expires: 5/22/10

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON

State of Tennessee)
County of Davidson)

On this the 30th day of March, 2010, before me personally appeared **Allison Costello**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Charles Otto Crabbe, Jr.** and acknowledged that such person executed the same as the free act and deed of **Charles Otto Crabbe, Jr.**.

Notary Public

My commission expires: 5/22/10

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 200,500.00.

Affiant

Sworn and subscribed before me on this the 30th day of March, 2010.

Notary Public

My Commission Expires: _____

CHRISTINA M. READ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Tara J. Lerner 2310 Elliott Avenue #703 Nashville, TN 37204	WELLS FARGO HOME MORTGAGE 121 SUBURBAN ROAD KNOXVILLE, TN 37923	105-14-C-703CO