THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** Attorneys-at-Law 2000 Richard Jones Road Suite 110 Nashville, Tennessee 37215 FTEC File No. 29454-03-2010 **Record & Return To:** Rudy Title & Escrow 2012 21st Ave. S. Nashville, TN 37212	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $95,000.00. Affiant Subscribed and sworn to before me this 16th day of April, 2010. Notary Public My Commission Expires: 7-24-10

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: April Benson 2601 Hillsboro Pike #C-4 Nashville, TN 37212	**Send Tax Bills To:** PEOPLE'S HOME EQUITY 213 WARD CIRCLE, # 201 BRENTWOOD, TN 37027	**Tax Information:** Map and Parcel No.: 117030B003600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Katherine E. Roach Crawford and husband, Eric Crawford,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **April Benson** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2601 Hillsboro Pike #C-4, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of April, 2010.

Katherine E. Roach Crawford

Katherine E. Roach Crawford

Eric Crawford

Eric Crawford

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Katherine E. Roach Crawford and Eric Crawford,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of April, 2010.

Notary Public

My Commission Expires:

GERALD C. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires
August 23, 2011

BILL GARRETT, Davidson County
Trans:T20100023623 DEEDWARR
Recvd: 04/21/10 10:45 2 pgs
Fees:13.00 Taxes:351.50

20100421-0030066

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. C-4 on the Plan of Revised The Villager Condominium Apartments, of record in Plat Book 5200, page 201, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Villager Condominium, a horizontal property regime established by Master Deed of record in Book 5434, page 665, amended in Book 5487, page 967, said Register's Office.

Being the same property conveyed to Katherine E. Roach, unmarried, and Albert C. Roach and wife, Florence Beth Roach, as tenants in common with the right of survivorship by Deed dated November 1, 1996 from G. Ruffin Chandler, Jr. and wife, Mary Lowry Chandler of record in Book 10256, page 464, Register's Office for Davidson County, Tennessee. Being further conveyed to Katherine E. Roach, unmarried, by Quitclaim Deed from Albert C. Roach and wife, Florence Beth Roach in Instrument No. 20020826-0103161, said Register's Office. Katherine E. Roach having married and now being known as Katherine E. Roach Crawford.

This conveyance is made subject to:

1. 2010 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Villager Homeowners' Association, Inc. of record in Book 5441, page 815, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Villager Condominium, of record in Book 5434, pge 665, amended in Book 5487, page 967, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 5200, page 201, Register's Office for Davidson County, Tennessee.
6. Easement for right of way of record in Book 4808, page 424, Register's Office for Davidson County, Tennessee.