WARRANTY DEED

R-RA-10-7203

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Jerry W. Crouch
Affiant

Subscribed and sworn to before me, this 19th DAY OF August, 2010.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry W. Crouch	Fidelity Bank Mortgage, ISAOA	
7203 Patten Lane (ADDRESS)	3 Corporate Square, 7th Floor (NAME)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Atlanta, GA 30329 (ADDRESS) (CITY) (STATE) (ZIP)	142-11-68.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARY DENSON AND HUSBAND, SCOTT DENSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JERRY W. CROUCH AND CAROLINE S. CROUCH, HUSBAND AND WIFE , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 9, VALLEY WEST, SECTION TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3600, PAGE 86, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MARY DENSON AND HUSBAND, SCOTT DENSON BY WARRANTY DEED FROM WAYNE C. THOMPSON AND WIFE, MILBREY DOTSON THOMPSON, RECORDED ON THE 6TH DAY OF JANUARY, 2006 IN INSTRUMENT NO. 20060106-0002270, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS, ALL MATTTERS SET FORTH IN THE PLAN OF RECORD PLAT BOOK 3600, PAGE 86, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; EASEMENT OF RECORD IN BOOK 9981, PAGE 172 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 7203 Patten Lane, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100052598 DEEDWARR
Recvd: 08/24/10 13:37 2 pgs
Fees:13.00 Taxes:795.50
20100824-0067004

Witness my/our hand(s) this 19th day of August, 2010.

Mary Denson

Scott Denson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Denson and Scott Denson, the within named bargainor, 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.

Witness my hand and official seal, this the 19th day of August, 2010.

Notary Public

My Commission Expires: 5/20/14

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903