Box 14A
22883-4

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100070997 DEEDWARR
Recvd: 11/09/10 08:30 2 pgs
Fees:13.00 Taxes:44.40
20101109-0089705

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $12,000.00.

Nicole Oswald
Affiant

Subscribed and sworn to before me, this the 5th day of November, 2010.

Notary Public

My commission expires: 2/24/13
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nicole L. Oswald	New Owner	Map 081-07, Parcel 335.00
4002 Elkins Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Bobbie Jean Keeble Fields, Betty Jean Keeble Walker, Curtis Lee Crenshaw, Saretha Mai Crenshaw and Hazel Mai Crenshaw White, the only Heirs at Law of Johnnie K. Crenshaw

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicole L. Oswald

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:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Cephas Woodard's Subdivision of Lots Nos. 5 and 6 of the Woodard Plan, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 100 fronts 50 feet on the westerly side of Twelfth Avenue North, formerly Epps Avenue, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Rufus Crenshaw and wife, Johnnie K. Crenshaw by Deed from Charles Oscar Barton and wife, Cora Bobbitt Barton, of record in Book 3946, Page 543, dated October 12, 1965, Register's Office for Davidson County, Tennessee. The said Rufus Crenshaw having since died on January 5, 2002 and Johnnie K. Crenshaw having since died on January 30, 2004.The property was vested in the Heirs at Law of Johnnie K. Crenshaw as set out in the Affidavit of Heirship, of record in Instrument No. 20090115-0004066, Register's Office for Davidson County, Tennessee. The property was further conveyed to Betty Jean Keeble Walker, Curtis Lee Crenshaw, Saretha Mai Crenshaw and Hazel Mai Crenshaw, as tenants in common by Quitclaim Deed of record in Instrument No. 20090115-0004067, Register's Office for Davidson County, Tennessee. The property was further conveyed to Bobbie Jean Keeble Field, Betty Jean Keeble Walker, Curtis Lee Crenshaw, Saretha Mai Crenshaw and Hazel Mai Crenshaw White, as tenants in common, by Quitclaim Deed of record in Instrument No. 20101109-0089704, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

The property conveyed herein is not the place of residence of the Grantors or their spouses.

This is improved (__X__) Unimproved (____) property, known as **1921 12th Avenue North, Nashville, TN 37208**

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 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 my/our hand(s) this **5th** day of **November, 2010.**

Bobbie Jean Keeble Fields
Bobbie Jean Keeble Fields

Betty Jean Keeble Walker
Betty Jean Keeble Walker

Curtis Crenshaw
Curtis Lee Crenshaw

Saretha C. Crenshaw
Saretha Mai Crenshaw

Hazel M. Crenshaw-White
Hazel Mai Crenshaw White

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Bobbie Jean Keeble Fields, Betty Jean KeebleWalker, Curtis Lee Crenshaw, Saretha Mai Crenshaw and Hazel Mai Crenshaw White,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **5th** day of **November, 2010.**

Notary Public

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 2/24/13