WARRANTY DEED

R-VRES-10-3110-13

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF November, 2010.

Notary Public

MY COMMISSION EXPIRES: 9-8-2013
(AFFIX SEAL)

DEBORAH K. BERRIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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
Peggy A. Crowe	SunTrust Mortgage, Inc.	
3110 West End Circle #13 (ADDRESS)	P. O. Box 79041 (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Baltimore, MD 21279-0041 (CITY) (STATE) (ZIP)	104-2-D-13.00 CO

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 STEPHANIE M. BEDEE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PEGGY A. CROWE, A ONE-HALF INTEREST, AND KEITH B. CROWE AND SPOUSE, DONNA J. CROWE, A ONE-HALF INTEREST AS TENANTS BY THE ENTIRETIES; THE HALF INTERESTS, AS THEY RELATE TO ONE ANOTHER, SHALL BE HELD AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP., 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 UNIT 13, 3110 WEST END CIRCLE CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 6875, PAGE 613, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO STEPHANIE M. BEDEE BY WARRANTY DEED FROM IRAJ BARAHIMI AND SPOUSE, HOURI T. BARAHIMI, RECORDED ON THE 26TH DAY OF OCTOBER, 2007 IN INSTRUMENT NO. 20071026-0126627, CORRECTED AT INSTRUMENT NO. 20071113-0132961, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 3110 West End Circle #13, Nashville, Tennessee 37203
(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:T20100072210 DEEDWARR
Recvd: 11/15/10 12:52 2 pgs
Fees:13.00 Taxes:699.30
20101115-0091278

Witness my/our hand(s) this 12th day of November, 2010.

Stephanie M. Bedee

STATE OF Tennessee
COUNTY OF Davidson

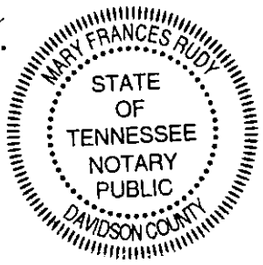
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephanie M. Bedee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of November, 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