BILL GARRETT, Davidson County
Trans: T20100076614 DEEDWARRSP
Recvd: 12/06/10 10:28 2 pgs
Fees: 13.00 Taxes: 962.00

20101206-0096906

SPECIAL WARRANTY DEED

P-FM-10-0931

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF November, 2010.

Carol A. Clawson
Notary Public

MY COMMISSION EXPIRES: 3-17-14
(AFFIX SEAL)

CAROL A. CLAWSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nan Crim	NEW OWNER (NAME)	
931 Battery Lane (ADDRESS)	(ADDRESS)	13209012200
Nashville, TN 37220 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we REGIONS BANK (FORMERLY AMSOUTH BANK) TRUSTEE OF THE TRUST U/A LAVADA CAROLAND F/B/O LUCINDA D. PARKER GST-EXEMPT, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto NAN CRIM, hereinafter called the Grantees, 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 No. 6 on the plan of Waterswood Acres, of record in Plat Book 3300, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to GLENN E. WATERS AND WIFE, VALLEY T. WATERS by Deed from JACK AMES AND WIFE, THELMA G. AMES, dated 10/12/1953 and filed for record on 10/13/1953 in Book 2200, Page 147, Register's Office for DAVIDSON County, Tennessee.
Being part of the same property conveyed to VALLEY T. WATERS by Deed from GLENN E. WATERS, dated 11/08/1973 and filed for record on 11/08/1973 in Book 4762, Page 982, Register's Office for DAVIDSON County, Tennessee.The said VALLEY T. WATERS died testate on 02/06/2000 devising subject property to LAVADA DEE CAROLAND as evidenced by the Last Will and Testament of VALLEY T. WATERS filed in Instrument 20010504004621S, in the Register's Office for DAVIDSON County.
Being part of the same property conveyed to LAVADA DEE CAROLAND by Deed from LAVADA DEE CAROLAND AND GLENN WATERS JR., CO EXECUTORS OF THE ESTATE OF VALLEY T. WATERS, dated 11/06/2002 and filed for record on 08/12/2003 in Instrument 200308120115528, Register's Office for DAVIDSON County, Tennessee.The said LAVADA WATERS CAROLAND died testate on 09/07/2003 devising subject property to AMSOUTH BANK EXECUTOR as evidenced by the Last Will and Testament of LAVADA WATERS CAROLAND filed in Document No 03P1535, in the Probate Court Clerk's Office for DAVIDSON County.
Being part of the same property conveyed to AMSOUTH BANK AS TRUSTEE OF THE LAVADA WATERS CAROLAND REVOCABLE TRUST by Deed from AMSOUTH BANK, EXECUTOR OF THE ESTATE OF LAVADA WATERS CAROLAND, dated 09/13/2006 and filed for record on 09/20/2006 in Instrument 200609200116605, Register's Office for DAVIDSON County, Tennessee.
Being part of the same property conveyed to AMSOUTH BANK, TRUSTEE OF THE TRUST U/A LAVADA CAROLAND F/B/O LUCINDA D. PARKER GST-EXEMPT by Deed from AMSOUTH BANK AS TRUSTEE OF THE LAVADA WATERS CAROLAND REVOCABLE TRUST, dated 09/13/2006 and filed for record on 09/25/2006 in Instrument 200609250118658, Register's Office for DAVIDSON County, Tennessee.

unimproved ( )
This is improved (X) property, known as 931 BATTERY LANE, NASHVILLE, Tennessee 37220
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. 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 30th day of November, 2010.

Regions Bank (formerly AmSouth Bank) Trustee of the Trust U/A Lavada Caroland F/B/O Lucinda D. Parker GST-Exempt

BY: Thomas A. Allen

Thomas A. Allen, Vice President/Trust Officer

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 30th day of November, 2010, before me personally appeared ,Thomas A. Allen, Vice President/Trust Officer of Regions Bank (formerly AmSouth Bank) Trustee of the Trust U/A Lavada Caroland F/B/O Lucinda D. Parker GST-Exempt, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th day of November, 2010.

Mary Frances Rudy

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067
Phone: (615)599-9959