BILL GARRETT, Davidson County
Trans:T20100077371 DEEDWARR
Recvd: 12/08/10 12:42 2 pgs
Fees:13.00 Taxes:1757.50
20101208-0097726

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th day of November, 2010.

Notary Public

(Affix Seal)

My Commission Expires: 01/07/2013

AT-20100146

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
508 Autumn Springs Court
Suite 1-B
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Elizabeth Crook	First Tennessee Bank National Assn.	104.08-0-375.00
1509 Villa Place	1 Mortgage Way	
Nashville, TN 37212	Mt. Laurel, NJ 08054	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James Plaisted**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Elizabeth Crook, unmarried**, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Robinson Realty Company's Subdivision, of the East Part of Lot No. 48, in O. B. Hayes Rokeby Addition, as shown on Plat Book 547, page 24, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 5 fronts 55 feet on the westerly side of Villa Place, and runs back between parallel lines, 147 feet 1 inch on the north line, and 147 feet 3 inches on the south line and measures 55 feet in the rear.

Being the same property conveyed to James Plaisted from Alice Marie Cox and William D. Cox III by Warranty Deed dated July 9, 2008 recorded July 14, 2008 in Instrument # 20080714-0071756, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 1509 Villa Place, Nashville, TN 37212.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 15th day of November, 2010

James Plaisted by Michelle Clemens

James Plaisted by Michelle Clemens, as his attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this 15th day of November, 2010 personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Michelle Clemens, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for James Plaisted, and as such Attorney in Fact for James Plaisted, he executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a James Plaisted and is authorized by James Plaisted to execute this instrument on behalf of James Plaisted.

Witness my hand and official seal on this 15th day of November, 2010

April G Nichols

Notary Public
My Commission Expires: 6-12-11

