BILL GARRETT, Davidson County
Trans:T20100082182 DEEDWARR
Recvd: 12/30/10 10:26 2 pgs
Fees:13.00 Taxes:925.00

20101230-0103848

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-101100809

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 23rd day of DECEMBER, 2010

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN CROSBY **2035 GREENWOOD AVE.** **NASHVILLE, TN 37206**	SunTrust Mortgage, Inc. 1001 Semmes Avenue Richmond, VA 23224	**083-03-0-061.00**

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

PIERRE BAYOU PROPERTIES, LLC

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

JOHN CROSBY AND WIFE, SHELLY CROSBY

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 the easterly 53 feet of Lot No. 6 on the Revised Plan of Sharpe and Horn's Fifth Addition, as of record in Book 332, page 70, Register's Office for said County.

Said Part of Lot No. 6 fronts 53 feet on the northerly side of Greenwood Avenue and runs back between parallel lines 181.7 feet to an alley.

Being the same property conveyed to Pierre Bayou Properties, LLC by Quit Claim Deed from Elizabeth G. Beavers, of record in Instrument Number 20101230-0103847, also being the same property conveyed to Elizabeth G. Beavers, married, by Warranty Deed from Wesley E. Sayers and wife, Linda Susan Sayers, dated 6/30/10 and recorded 7/2/10 in Instrument Number 20100702-0051918, in the Register's Office for Davidson County, Tennessee.

This is improved (X) property known as **2035 GREENWOOD AVE., NASHVILLE, TN 37206**
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; 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 our hands this 23rd day of DECEMBER, 2010.

PIERRE BAYOU PROPERTIES, LLC

Elizabeth G Beavers

BY: ELIZABETH G. BEAVERS, CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid personally appeared Elizabeth G. Beavers with whom I am personally acquainted and who upon heroath(s) acknowledged herself to be the Chief Manager of Pierre Bayou Properties, LLC and the she as such Chief Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Elizabeth G. Beavers as such Chief Manager.

Witness my hand and official seal at office at Nashville, Tennessee on this the 23rd day of December, 2010.

Commission Expires:_____

_____
Notary Public



MY COMMISSION EXPIRES:
September 9, 2014