BOX 10-B

BILL GARRETT, Davidson County
Trans:T20110026574 DEEDWARR
Recvd: 05/04/11 15:21 2 pgs
Fees:13.00 Taxes:259.00
20110504-0034401

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Ronald E Crowder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MAY, 2011.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: August 23, 2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TODD CONWAY, ET AL	**SAME**	**082-08-0-373.00**
(NAME) **5543 EDMONDSON PIKE #46**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **I, RONALD E. CROWDER, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TODD CONWAY, UNMARRIED, AND TIFFANY EMBRY, MARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND OR 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 westerly 45 feet of the southerly 150 feet of Lot No. 55 on the map of Stratton and Seymour's Addition to Edgefield, as of record in Book 57, page 23, said Register's Office.

Said part of said lot fronts 45 feet on the north side of Chicamauga Avenue and runs back between parallel lines along the east margin of Johnson Avenue, now known as Laurent Street, 150 feet to a dead line or alley in the rear.

Being the same property conveyed to Ronald E. Crowder, a single person, by deed from William Byrd, Jr. and wife, Lynda Byrd, of record in Book 9919, page 759, dated January 11, 1996, said Register's Office.

Sybil Crowder joins in this conveyance for the purpose of conveying any interest she may have in said property by virtue of her marriage to Ronald E. Crowder.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements which may affect said property of record in said Register's Office.

THIS IS NOT THE PRINCIPAL RESIDENCE OF RONALD E. CROWDER.

Unimproved ( )
This is improved(X) property, known as **1001 CHICAMAUGA AVENUE, NASHVILLE, TN 37206**
(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 GRANTEE 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 2ND day of May, 2011.

RONALD E. CROWDER

SYBIL CROWDER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ronald E. Crowder,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2ND day of May, 2011.

My commission expires: August 23, 2011

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sybil Crowder,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2ND day of May, 2011.

My commission expires: August 23, 2011

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public