Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $141,000.00

Affiant

Subscribed and sworn to before me, this 31st day of May, 2011.

Notary Public
My commission expires: 3/2/15

JANELL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110033926 DEEDWARR
Recvd: 06/07/11 09:19 2 pgs
Fees:13.00 Taxes:521.70
20110607-0043448

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael A. Crick 2224 Berrywood Drive Nashville, TN 37216	NEW OWNER	72-8 238.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **John E. Waggener, Jr., married,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Michael A. Crick and wife, Wendy T. Crick,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 198 on the Plan of Dalewood, Section III, of record in Plat Book 1835, page 20, as amended in Book 6221, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John E. Waggener and wife, Charlotte R. Waggener by deed dated January 15, 1951 from Steven O. Martin and wife, Frieda Pate Martin, of record in Book 1938, page 363, Register's Office for Davidson County, Tennessee. The said John E. Waggener and Charlotte R. Waggener (a/k/a Lois Charlotte Ragsdale Waggener) subsequently divorced and by Final Decree dated July 8, 1957 of record in Book 3874, page 120, Register's Office for Davidson County, Tennessee, the subject property vested solely in Lois Charlotte Ragsdale Waggener. The said Charlotte R. Waggener died on April 9, 1989, and by her Last Will and Testament of record in Will Book 167, page 49, Probate Court for Davidson County Tennessee, devised the subject property to her sister Mary Jane Whitney, for the purpose of residency during her lifetime, with the remainder interest being devised to her son, John E. Waggener, Jr. The said Mary Jane Whitney died on April 12, 2010, leaving John E. Waggener, Jr. as the sole owner.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

The subject property has never been the principal residence of the Grantor or the Grantor's spouse.

This property is improved property known as 2224 Berrywood Drive, Nashville, TN 37216

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee

simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this the 31st day of May, 2011.

John E. Waggener, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John E. Waggener, Jr.**, the bargainor(s), 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 Franklin, Tennessee, this the 31st day of May, 2011.

HENRY E. RAGLAND NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission expires: 6-23-14

FILE NO: 2011051768