File Box 9-B

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20120012954 DEEDWARR
Recvd: 02/22/12 12:19 2 pgs
Fees:13.00 Taxes:703.00
20120222-0015304

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me, this 17th day of February, 2012.

Notary Public
My commission expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

05-1201-65467

Address of New Owner:	Send Tax Bills to:	Tax Information
Kaye S. Carmichael	Kaye S. Carmichael	105-09-0414.00
2024 10th Avenue South	6962 Lakeside Drive	
Nashville TN 37204	Lithia Springs, GA 30122	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Shirley Crutcher, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kaye S. Carmichael, a married woman, hereinafter called the Grantees, their successors 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 part of Lot No. 12 on the Map of W.L.B. Lawrence's Plan of Lots, of record in Book 21, page 148, also known as part of the Casper Spillman Lot, shown on the plan of Waverly Place of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the east margin of 10th Avenue South, 138.75 feet south of Arthington Avenue, now Benton Avenue, thence easterly and parallel to the south margin of Benton Avenue, 200 feet to a private alley; thence with the margin of said private alley, southwardly 50 feet to a point; thence westwardly 200 feet to the east margin of 10th Avenue South; thence with the margin of same, northwardly 50 feet to the point of the beginning.

Being the same property conveyed to William H. Crutcher and wife, Shirley T. Crutcher by deed from Ada Potts Hooper, dated January 15, 1965, recorded January 15, 1965 in Book 3852, Page 952, Register's Office for Davidson County, Tennessee. Property was divested out of William H. Crutcher and vested in Shirley T. Crutcher, by Final Divorce Decree, dated July 9, 1968 of record in Book 8063, Page 733, Register's Office for Davidson County, Tennessee.

Shirley T. Crutcher, Shirley Temple Crutcher and Shirley Crutcher are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2024 10th Avenue South, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 17th day of February, 2012.

Shirley Crutcher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shirley Crutcher ~~and~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged ~~they~~ she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, ~~TN~~, this 17th day ~~of~~ February, ~~2012~~.

State of Tennessee at Large

My Commission expires 4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014