

**THIS INSTRUMENT PREPARED BY:**  
**G S B Builders**  
**2121 Highway 12 – South**  
**Ashland City, Tennessee 37015**

Dot Dowlen, Register  
Cheatham County Tennessee  
Rec #: 87379 Instrument 38147  
Rec'd: 10.00 NBK: V Ps 188  
State: 18.50 Recorded  
Clerk: 1.00 11/19/2001 at 3:36 pm  
EDP: 2.00 in Deed Book  
Total: 31.50  
**570 Ps 278**

**WARRANTY DEED**

Name & Address of New Owners:  
**Chad M. Croy &**  
**Dona R. Croy**  
**109 Ashton Lane**  
**Ashland City, TN 37015**

Send Tax Bills to:  
**Same**

Map 65E, Group A, Parcel **33**

FOR AND IN CONSIDERATION OF Ten Dollars (\$10.00), cash in hand paid and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **G S B Builders**, (Grantor), by this instrument does sell, transfer and convey unto **Chad M. Croy & wife Dona R. Croy**, (Grantees) their successors and assigns, the following described tract or parcel of land described as follows:

**Lot # 33** in Caldwell Estates in Ashland City, Tennessee in the 1<sup>st</sup> Civil District in Cheatham County, Tennessee as described in plat of record at Plat Book **12**, pages **84 – 87** in the Register's Office of Cheatham County, Tennessee, (ROCC).

Being the same property conveyed to **G S B Builders** by Installment Deed from **Hickory Hills, LLC** of record in Book **519**, page **227**, ROCC.

To have and to hold the said land, with the appurtenances, estate, title, and interests belonging to it, to the said Grantees, their heirs and assigns forever. We covenant that we are lawfully seized and possessed of the said land in fee simple and that we have good right to convey it. This conveyance is subject to Covenants, Conditions and Restrictions for Caldwell Estates recorded in Book **451**, page **585**, ROCC.

IN WITNESS WHEREOF, the undersigned have hereunto set my hand on this the 12<sup>th</sup> day of October, 2001.

**GRANTOR:**

G S B Builders

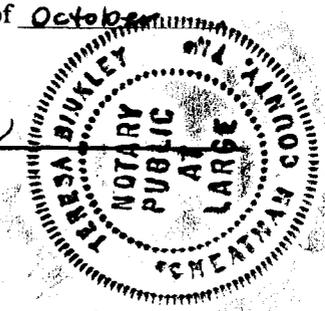
By: Gary S. Batson  
Gary S. Batson, sole proprietor

STATE OF TENNESSEE~  
COUNTY OF CHEATHAM~

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, **Gary S. Batson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the sole proprietor of G S B Builders (the within named Grantor), and being authorized to so do, executed the foregoing instrument for the purposes therein contained by signing the name of G S B builders by the said Gary S. Batson as sole proprietor.

WITNESS my hand and official seal in Ashland City, Tennessee this the 12<sup>th</sup> day of October, 2001.

Teresa Binkley  
NOTARY PUBLIC



**MY COMMISSION EXPIRES:**  
**March 30, 2002**

My Commission Expires: \_\_\_\_\_

STATE OF TENNESSEE ~  
COUNTY OF CHEATHAM~

The actual consideration or value, whichever is greater, for this transfer is \$ 5,000.00.

J. R.  
AFFIANT

Subscribed and sworn to before me, this the 12<sup>th</sup> day of October, 2001.

Teresa Binkley  
NOTARY PUBLIC

**MY COMMISSION EXPIRES:**  
**March 30, 2002**

My Commission Expires: \_\_\_\_\_

