Instr:200003010019982 Page: 1 OF 2
REC'D FOR REC 03/01/2000 10:48:23AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $584.60

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,000.00

X Vicki Crowthers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF February, 2000

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY Exp. 10/25/2003 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Casey A. Crowthers (NAME)	SAME (NAME)	MAP 104-16
1912 Beechwood Avenue (ADDRESS)	(ADDRESS)	PARCEL 181
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, The Frances K. Tritschler Family LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Casey A. Crowthers and wife, Vicki J. Crowthers

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 westerly part of Lot No. 218 and the easterly part of Lot No. 219 on the Plan of Belmont Land Company's Subdivision called Belmont Heights of record in Book 421, page 34, Register's Office for Davidson County, Tennessee and being further described as follows:

Beginning on the northerly margin of Beechwood Avenue at a point 30.3 feet east of the southwest corner of said Lot No. 218; thence northerly 183 feet, more or less, to the southerly margin of an alley being 26 feet east of the northwest corner of said Lot No. 218; thence with the southerly margin of said alley westwardly 56.7 feet; thence southwardly 182 feet, more or less, to the northerly margin of said Beechwood Avenue; thence with the northerly margin of said Avenue eastwardly 54.7 feet to the beginning.

Being the same property conveyed to The Frances K. Tritschler Family, LLC by deed from The Philip H. Tritschler Sr. and Frances Kerr Tritschler Revocable Living Trust of record in Book 11101, page 100, said Register's Office.

This conveyance is subject to (a) 2000 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 421, page 34, said Register's Office; and (c) restrictive covenants of record in Book 2089, page 191 and Book 2093, page 107, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1912 Beechwood Avenue, Nashville, Tennessee 37212
(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 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 my hand this 29th day of February, 2000

The Frances K. Tritschler Family LLC
By: Frances K. Tritschler

Philip H. Tritschler, Sr., individually

Frances K. Tritschler, individually

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 Philip H. Tritschler Sr. and Frances K. Tritschler

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of February, 2000.

Commission expires _____

Notary Public

KEVIN D. MONTGOMERY NOTARY Exp. 10/25/2003 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public, personally appeared Frances K. Tritschler, with whom I am personally acquainted and who upon oath acknowledged herself to be member of The Frances K. Tritschler Family, LLC, the within named bargainor, a limited liability company, and that she as such member executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as member.

Witness my hand and seal at office in Nashville, Tennessee, thiw 29th day of February, 2000.

KEVIN D. MONTGOMERY NOTARY Exp. 10/25/2003 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public