THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
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303 Frances Street
Goodlettsville, Tennessee 37070-0904

Instr:200003020020576 Page: 1 OF 2
REC'D FOR REC 03/02/2000 11:34:11AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $592.00

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Sandra C. Roaden Brewer 100 Glendower Court Nashville, TN 37204	Same as New Owner	Map: 131-8-E Parcel: 12

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, VIOLET CRAWFORD ROADEN, A/K/A VIOLET ROADEN CROWDER, joined by her husband CLIFFORD CROWDER, the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto SANDRA ROADEN BREWER, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being in the 1st Civil District of Davidson County, Tennessee, and being Lot No. 12 on the Plan of Glendower of record in Book 6250, Page 927, to which Plan referense is hereby made for a more complete and accurate description of the metes and bounds of said lot.

Being the same property conveyed to Violet Crawford Roaden by deed of record in Book 8925 Page 385, Register's Office for Davidson County, Tn.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 104 Glendower, Nashville, Tn., 37205

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, her heirs and assigns, forever.

And the GRANTOR, Violet Crawford Roaden, a/k/a Violet Roaden Crowder does covenant with the said GRANTEE, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except for:

1. 2000 real property taxes, which are a lien but not yet due and payable, and which will be paid in full by the Grantee, when due.
2. Any and all mortgages effecting the said property, which the Grantee agrees to assume, to pay all payments required to be paid thereunder; and the Grantee, by her signature hereto, agrees to indemnify and hold harmless the Grantors from any cost, expense or judgment with respect to any matter, cause or thing relating to such mortgage or mortgages, including the Grantors' reasonable attorneys fees, court costs and other litigation expenses.
3. All matters shown on the plan of Glendower
4. Restrictive Covenants of record.
5. All other matters apparent and/or of record.

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT AN EXAMINATION OF THE TITLE OR OTHER RESEARCH BY THE PREPARER OF THE DEED

And the GRANTOR, Violet Crawford Roaden, a/k/a Violet Roaden Crowder does further covenant and bind her heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Clifford Crowder, husband of Violet Roaden Crowder, joins in this conveyance to convey any and all right, title or interest he may have in the said property, marital or otherwise, but he makes no warranties, whatsoever, concerning the said property.

WITNESS our hands on day and date last acknowledged below.

"GRANTORS"

CLIFFORD CROWDER

VIOLET CRAWFORD ROADEN,
a/k/a VIOLET ROADEN CROWDER

"GRANTEE"

SANDRA C. ROADEN BREWER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLIFFORD CROWDER and wife, VIOLET CRAWFORD ROADEN, a/k/a VIOLET ROADEN CROWDER, and SANDRA C. ROADEN BREWER, 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, at office, this the 28th day of February, 2000.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Aug. 29, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Sworn to and subscribed before me, this the 28th day of February, 2000.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Aug. 29, 2001