Instr:200003020020791 Page: 1 OF 2
REC'D FOR REC 03/02/2000 3:18:43PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $323.75

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys at Law
2000 Richard Jones Rd.,Suite 110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 17034

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $87,500.00

Sheryl A. Scates
Affiant

Subscribed and sworn to before me, this 29th day of February, 2000.

NOTARY PUBLIC
Notary Public
LARGE
DAVIDSON COUNTY, TN

My Commission Expires:

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
Mr./Mrs. Timothy D. Scates	Tucker Federal Bank	My Commission Expires SEPT. 23, 2000
1331 Bell Grimes Lane	P.O. Box 168	Map 41-6
Nashville, Tennessee 37207	Tucker, Georgia 30085	Parcel 15
		FB# 12D 25415

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, CASEY A. CROWTHERS AND WIFE, VICKI J. CROWTHERS, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to TIMOTHY D. SCATES AND WIFE, SHERYL A. SCATES, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1331 Bell Grimes Lane, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of February, 2000.

CASEY A. CROWTHERS

Vicki J. Crowthers
VICKI J. CROWTHERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CASEY A. CROWTHERS AND VICKI J. CROWTHERS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of February, 2000.

My Commission Expires:_____

NOTARY PUBLIC
Notary Public
LARGE
DAVIDSON COUNTY, TN

My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 491 on the Plan of Bellshire Estates Section "B", as of record in Plat Book 2331, page 128, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Casey A. Crowthers and Vicki J. Crowthers, husband and wife, by deed from Stuart C. Naylor and Caroline C. Naylor, husband and wife, of record in Book 8926, page 625, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 6226, page 359; and (3) All matters appearing on the Plan of record in Plat Book 2331, page 128, said Register's Office.