40A

Instr:200006060056605 Page: 1 OF 3
REC'D FOR REC 06/06/2000 4:17:54PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $631.78

| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| John M. Householder and wife, Gerry Heath Householder 7804 Dan Kestner Court Nashville, Tennessee 37221 | Bank of America 2059 Northlake Parkway Tucker, GA 30084 | Map 128-10-0 Parcel 246 |

This instrument prepared by: David B. Gray Hix Gray & Dennen, PLLC
315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238

## WARRANTY DEED

**FOR VALUABLE CONSIDERATION,** the receipt and sufficiency of which are acknowledged, Caroline Crowder, unmarried ("Grantor") has bargained and sold, and hereby transfers and conveys to John M. Householder and wife, Gerry Heath Householder (collectively "Grantee"), as tenants by the entireties, and their respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

**TO HAVE AND TO HOLD** the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Declaration of Protective Covenants, Conditions and Restrictions for Meade Vue, of record in Book 7461, page 462, Register's Office for Davidson County, Tennessee

3. All matters shown on the Plan of record in Plat Book 9700, page 58, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the common area/elements.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 7804 Dan Kestner Court, Nashville, Tennessee 7221

**EXECUTED** this 5 day of June, 2000.

Caroline Crowder
**CAROLINE CROWDER**, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Caroline Crowder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 5th day of June, 2000.

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 1/31/04

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual consideration or value, whichever is greater, for this transfer is $170,750.00.

John M. Hamilton
AFFIANT

Subscribed and sworn to before me this 5 day of June, 2000.

NOTARY PUBLIC

My Commission Expires:

11-30-2002

crowder.wd

**EXHIBIT A**

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of First Revision of Meade Vue, as of record in Plat Book 9700, page 58, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Caroline Crowder, unmarried, by deed from Mark Alan McCaw and wife, Beth Smith McCaw, of record in Book 11137, page 9, Register's Office for Davidson County, Tennessee.