This Instrument Prepared By:
Brokers Escrow Services, Inc.
P. O. Box 140255
211 Donelson Pike, Suite 2
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
Alonzo Carey
1105 Kellow St.
Nashville, TN 37208

SEND TAX BILL TO:
Owner

MORTGAGEE:
Fannie Crowder, married
10210 Groomsbridge Rd.
Alpharetta, GA 30022

MAP **081-03-0**
PARCEL **217.00**

Davidson County DEEDWARR
Recvd: 10/18/00 10:55 2pgs
Fees:11.00 Taxes:158.73
20001018-0103268

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Fannie Crowder, married,** hereinafter called the GRANTOR, have bargained and sold, and by these presents, do transfer and convey unto **Alonzo Carey, married,** hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee:
Being all of Lot No. 8 on the plan of John T. Lindsley Company's Resubdivision of the westerly part of Lot No. 29 J.C.Owens Plan of Buena Vista, as shown by plat and survey of record in Plat Book 2083, Page 31, of the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Fannie Crowder, married, by deed from Rueben C. Howse of record in Book 10612, Page 545, Register's Office of Davidson County, Tennessee.

This is improved property known as **2140 12th Avenue North, Nashville, TN 37208.**

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. 1999 County Taxes in the amount of $216.24 have been paid. 2000 County Taxes are a lien, but are not yet due and payable.
2. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et seq.
3. Subject to all covenants, subdivision restrictions, easement and other matters of record in Plat Book 2083, Page 31, Register's Office for Davidson County, Tennessee.
4. Subject to Plan of Record in Plat Book 2083, Page 31, Register's Office for Davidson County, Tennessee.
5. Subject to Restrictions of record in Book 2083, Page 31, Register's Office for Davidson County, Tennessee.
6. Subject to all Homeowner Association dues and/or fees of record in Register's Office for Davidson County, Tennessee.

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 GRANTOR do covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTOR does further covenant and bind herself her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 29th day of September, 2000.

Fannie Crowder

Benjamin Crowder

STATE OF GEORGIA
COUNTY OF

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Fannie Crowder and Benjamin Crowder, married,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of September, 2000.

JUANITA EBER NOTARY EXPIRES GEORGIA JUNE 9, 2001 PUBLIC HALL COUNTY

NOTARY PUBLIC

My Commission Expires: June 9, 2001

STATE OF GEORGIA
COUNTY OF

The actual value or consideration, whichever is greater, for this transfer is $42,900.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires September 13, 2003