Prepared by and Return to:
Title Enterprise, LLC
3354 Perimeter Hill Drive, Ste. 114
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 01/09/01 08:41 3pgs
Fees:15.00 Taxes:266.40

20010109-0002614

----------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION----------

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Mary Suzanne Johnson(hereinafter referred to as "Grantor(s"), have this day bargained and sold and do hereby transfer and convey unto William E. Crabtree, (hereinafter referred to as "Grantee(s"), their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness my/our hand(s) this 4th day of January, 2001

Mary Suzanne Johnson

Mary Suzanne Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary Suzanne Johnson, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the forgoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 4th day of January, 2001.

Mary T Hurst

Notary Public

My Commission Expires: _____

MARY T. HURST
NOTARY PUBLIC AT LARGE
Commission exp. 2-19-2002
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $72,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 4th day January, 2001.

Notary Public

My Commission Expires:_____

MARY T. HURST
NOTARY PUBLIC AT LARGE
Commission exp. 2-19-2002
RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY: Information given by both parties.

Title Enterprises, Inc.
3354 Perimeter Hill Drive, Ste. 114
Nashville, TN 37211

MAP AND PARCEL NUMBERS: 81-11-575.00

ADDRESS OF NEW OWNER:

William E. Crabtree
719 Oneida Avenue
Nashville, TN 37207

SEND TAX BILLS TO:

Same

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in davidson County, Tennessee, being Lot No. 84 on the Map of Victory Heights Subdivision, as of record in Book 1130, Page 97, Register's Office for said County.

Said Lot No. 84 fronts 59.96 feet along the northerly margin of Oneida Avenue and extends back between lines, measuring 176.2 feet on the westerly side and 176 feet on the easterly side, to a line in the rear measuring 50.2 feet.

Being the same property conveyed to Mary Suzanne Johnson by Quitclaim Deed from Danny C. Johnson, dated February 12, 1998 and recorded February 19, 1998 in Quitclaim Book 10800, Page 969, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.