# WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF April 2001

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/10/01 12:28 2pgs
Fees:11.00 Taxes:314.50

20010410-0035262

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**

William D. Castleman, Attorney, 140 Legacy Square, Suite 112, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Todd A. Crowder (NAME) | Union Planters Bank, N.A. (NAME) | MAP 72-7 |
| 1308 Shelton Avenue (ADDRESS) | 15435 Clayton Road/PO Box 17 (ADDRESS) | PARCEL 26 |
| Nashville, TN 37216 (CITY) (STATE) (ZIP) | Ballwin, MO 63022-0017 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William W. Eden, The Only Heir-at-law of Shirley A. Eden, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Todd A. Crowder and wife, Angeline R. Crowder

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING parts of Lots 16 and 17 on the Plan of the Subdivision of part of the Mora Sharpe Lands, of record in Book 547, page 114, and more particularly described as follows:

SAID 25 feet of Lot No. 16 fronts 25 feet on the southerly side of Shelton Avenue and extends back 287 feet on the westerly line and 265 feet on the east line, more or less, to the south line of said subdivision showing 37 feet on said line. Said westerly 25 feet of Lot No. 17 fronts 25 feet on the southerly side of Shelton Avenue and extends back on the westerly 265 feet, more or less, and 260 feet, more or less, on the easterly line to the south line of said subdivision, showing 37 feet on said line.

Being the same property conveyed to Shirley A. Eden by deed from Debra Ann Taylor, of record in Book 7819, Page 455, Register's Office for Davidson County, Tennessee. The said Shirley A. Eden having since died intestate on September 20, 2000, in Davidson County, Tenenssee, leaving William W. Eden as her only heir-at-law.

unimproved ( )
This is improved ( X ) property, known as 1308 Shelton Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 5th day of April, 2001

William W Eden
William W. Eden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William W. Eden

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 5th day of April, 2001.

Commission expires 6-25-03

Bertie Jo Whitaker
Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public