Dav. Co. File Box 14-A
jtc file no. 14058-2

Davidson County DEEDWARR
Recvd: 04/11/01 11:14 3pgs
Fees:15.00 Taxes:978.65

20010411-0035737

Tyrrell +

Seller: CROUCH
Order No.: 144364

Data ID: 26876

WARRANTY DEED

143-06-0-A-20

Job No.: 13977

ADDRESS NEW OWNER(S) AS FOLLOWS:

James Elton Underhill
(Name)
309 Harpeth Ridge Drive
(Street Address or Route Number)
Nashville, TN 37221
(City) (State) (Zip)

SEND TAX BILL TO: MAP PARCEL NUMBERS

Franklin American Mortgage Company
(Name)
501 Corporate Centre Drive, Suite 400
(Street Address)
Franklin, TN 37067
(City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to LARRY M. CROUCH AND SARAH E. TYRRELL, BOTH UNMARRIED (hereinafter referred to as Grantor, whether one or more) by JAMES ELTON UNDERHILL and BRENTLEY C. TAYLOR

(hereinafter referred to as Grantee, whether one or more), Grantors have this day bargained and sold, and does hereby transfer and convey unto the Grantee herein, his successors, heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

unimproved ( )
This is improved (X) property, known as

309 HARPETH RIDGE DRIVE
(House Number) (Street) (P.O. Address)

NASHVILLE , TN 37221
(City or Town)

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in **fee simple**, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

Prepared in the Law Office of: James P. Lazar, P.C., 5949 Sherry Lane, Suite 111, Dallas, Texas 75225

[Continued]

Seller: CROUCH
Order No.: 144364

Data ID: 26876

Witness our hands this 22nd day of June, 2000, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

SARAH E. TYRRELL—Grantor

LARRY M. CROUCH—Grantor

STATE OF Tennessee }
}
COUNTY OF Davidson }

Personally appeared before me, Marlene M. McMaster, a Notary Public in and for said County and State, LARRY M. CROUCH, the within named bargainor, with whom I am personally acquainted (or proven 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 Nashville, Tn, this 22nd day of June, 2000.

My Commission Expires: My commission expires May 28, 2003

Notary Public

STATE OF Tennessee }
}
COUNTY OF Davidson }

Personally appeared before me, Marlene M. McMaster, a Notary Public in and for said County and State, SARAH E. TYRRELL, the within named bargainor, with whom I am personally acquainted (or proven 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 official seal at Nashville, Tn, this 22nd day of June, 2000.

My Commission Expires: My commission expires May 28, 2003

Notary Public

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $264,500.00 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

LARRY M. CROUCH—Grantor

SARAH E. TYRRELL—Grantor

STATE OF Tennessee }
}
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 22nd day of June, 2000.

(Affix Seal)

My commission expires: [illegible] 2003

Notary Public

Seller: CROUCH
Order No.: 144364

Data ID: 26876

EXHIBIT "A"

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 20 ON THE PLAN OF HARPETH TRACE ESTATES, PHASE 1, AS OF RECORD IN BOOK 5200, PAGE 125, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO LARRY M. CROUCH AND SARAH E. TYRRELL, BOTH UNMARRIED, BY DEED FROM BARBARA B. DAVIS MELOON AND HUSBAND, DAVID J. MELOON OF RECORD IN BOOK 10167, PAGE 712, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.