This Form furnished by: FRED C. DANCE, ATTORNEY AT LAW

FROM:

HELEN SFIKAS ROGERS, EXECUTRIX OF THE ESTATE OF MARY RUTH COFFMAN

Davidson County DEEDWARR
Recvd: 04/16/01 16:48 3pgs
Fees:15.00 Taxes:849.15
20010416-0037016

TO:

JOSHUA CRANE AND WIFE, JENNIFER CRANE

WARRANTY DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Joshua Crane and/or Jennifer Crane 3616 Meadow Drive Nashville, TN 37215	CountryWide Home Loans 4500 Park Granada Calabasas, California 91302-1613	*Map No. 117-1* *Parcel No. 82*

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS: $ 229,500.00.

Helen S Rogers, Executrix

HELEN SFIKAS ROGERS, Executrix of the Estate of Mary Ruth Coffman

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND, DAY OF APRIL, 2001.

Ellen S. McDaniel

NOTARY PUBLIC

MY COMMISSION EXPIRES: November 29, 2003.
DATE

Instrument Prepared By:

FRED C. DANCE
238 Public Square
Franklin, TN 37064

(615) 790-8412

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, HELEN SFIKAS ROGERS, EXECUTRIX OF THE ESTATE OF MARY RUTH COFFMAN, hereinafter called the Grantor, has bargained and sold, and by these

presents do transfer and convey into JOSHUA CRANE and Wife, JENNIFER CRANE, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of real estate located in Metropolitan Nashville and Davidson County, State of Tennessee, and said tract or parcel more described as follows:

LAND in Davidson County, Tennessee, near Nashville, being the easterly 15.00 feet of Unit A, all of Unit B of Lot No. 4, and all of Unit A of Lot No. 5, on the Map of Meadowlawn, as of record in Book No. 974, Page No. 35, Register's Office for said County.

SAID parts of Lot Nos. 4 and 5 front together 75.00 feet on the northerly side of Central Drive and run back between lines, 213.30 feet more or less on the westerly line an 210.00 feet more or less on the easterly line, to a dead line and measures 75.00 feet more or less thereon.

BEING the same real property conveyed to Rhoda C. Edmeston, an unmarried person, by deed from Tom Carlton and Wife, Ann Carlton, of record in Book No. 2646, Page No. 400, Register's Office for Davidson County, Tennessee The said Rhoda C. Edmeston having since died.

ALSO BEING the same real property conveyed by Rhoda C. Edmeston, an unmarried person, to James H. Porter and James H. Porter back to Rhoda C. Edmeston and Mary Ruth Coffman, as joint tenants with right of survivorship, by deed dated April 3, 1985, of record in Book No. 6527, Page No. 57, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantees; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; and (6) All applicable government and zoning regulations.

This is improved real property known as:

3616 Meadow Drive, Metropolitan Nashville, Davidson County, Tennessee 37215

To HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and I, *HELEN SFIKAS ROGERS, EXECUTRIX OF THE ESTATE OF MARY RUTH COFFMAN*, do covenant with the said Grantees that I convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind ourselves, my heirs and representatives, to warrant and defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whosoever, Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

Helen Sfikas Rogers being one and the same person as Helen S. Rogers.

WITNESSED my hand this the 2nd day of April, 2001.

Helen Sfikas Rogers Executrix

HELEN SFIKAS ROGERS, EXECUTRIX OF
THE ESTATE OF MARY RUTH COFFMAN

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, ELLEN S McDANIEL, a Notary Public in and for the said County and State, the within named *HELEN SFIKAS ROGERS, EXECUTRIX OF THE ESTATE OF MARY RUTH COFFMAN*, the bargainor, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes of therein contained by Order of the Seventh Circuit Court, Probate Division, of Nashville, Davidson County, Tennessee, Docket No. 00P-1136, for the sale of the real property known as *3616 Meadow Drive, Nashville, Davidson County, Tennessee 37215*, dated the 30th, day of March, 2001.

WITNESS my hand at Nashville, Davidson County, Tennessee, this the 2ND day of APRIL, 2001.



Ellen S McDaniel
NOTARY PUBLIC

My Commission Expires: November 29, 2003.
DATE