WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 2001

Notary Public

MY COMMISSION EXPIRES: April 28, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CLOSING & TITLE SERVICES, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GLYNN DOWDLE (NAME)	SAME (NAME)	MAP 117-06
2301 HAMPTON AVENUE (ADDRESS)	(ADDRESS)	PARCEL 90.00
NASHVILLE, TN 37215 (CITY) (STATE) (ZIP)	(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, NANCY FOX CRECRAFT, now being NANCY FOX BROWN AND HUSBAND, LAWRENCE A. BROWN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GLYNN DOWDLE AND WIFE, BRENDA DOWDLE

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:

Property located in the 25th Councilmanic District of Nashville, Davidson County, Tennessee. Being the westerly 200 feet of the easterly 225 feet of the southerly part of Lot Number 23 on the Plat of E. L. Hampton's Subdivision, Hillsboro Heights, not of record, and being more particularly described according to a boundary survey prepared by Wamble and Associates, P.L.L.C., dated May 21, 2001, as follows:
BEGINNING at a point, said point being a concrete monument (old) at the intersection of the south right-of-way line of Hampton Avenue and the west right-of-way Line of 23rd Avenue South, said point also being the northeast corner of the herein described property; thence, following said west right-of-way line South 13 degrees 42 minutes 19 seconds West 342.63 feet to a concrete monument (old), said monument being the southeast corner of the herein described property and the northeast corner of the westerly 200 feet of the easterly 225 feet of Lot Number 35 of said subdivision, Hillsboro Heights, now owned by William E. Engel and wife, Karen H. Engel as of record in Deed Book 9012, page 625, R.O.D.C., TN; thence leaving said west right-of-way line and following the north line of said William E. Engel property North 76 degrees 50 minutes 10 seconds West 199.93 feet to an iron pipe (old), said pipe being the southwest corner of the herein described property and the northwest corner of said William E. Engel property and the northeast corner of the easterly 40 feet of Lot Number 34 and the westerly 75 feet of Lot Number 35 of said subdivision Hillsboro Heights, now owned by William F. Bundy and wife, Kimberly J. Bundy as of record in Deed Book 10938, page 836, R.O.D.C., TN, and also being the southeast corner of part of Lots Numbers 23 and 24 of said subdivision, Hillsboro Heights, now owned by Thomas A. Gallagher and spouse, Kae P. Gallagher as of record in Deed Book 8928, page 154, R.O.D.C., TN, thence, leaving said north line and following the east line of said Thomas

CONTINUED

unimproved ( )
This is improved (X) property, known as 2301 HAMPTON AVENUE, NASHVILLE, TN 37215
(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, our hand s this 15th day of June, 2001

Nancy Fox Crecraft-Brown
NANCY FOX BROWN

Lawrence A. Brown
LAWRENCE A. BROWN

Davidson County DEEDWARR
Recvd: 06/22/01 16:05 3pgs
Fees:15.00 Taxes:2312.50

20010622-0066504

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 NANCY FOX CRECRAFT, now being NANCY FOX BROWN AND HUSBAND, LAWRENCE A. BROWN

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 15th day of June, 2001.

Commission expires April 28, 2004

Notary Public

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

LEGAL DESCRIPTION CONTINUATION

A. Gallagher property North 13 degrees 40 minutes 25 seconds East 343.08 feet to an iron rod (old) on the south right of way line of Hampton Avenue, said rod being the northwest corner of the herein described property and the northeast corner of said Thomas A. Gallagher property; thence, leaving said east line and following said south right-of-way line of Hampton Avenue South 76 degrees 42 minutes 24 seconds East 200.12 feet to the point of beginning, containing 68,579 square feet or 1.57 acres, more or less.

Being the same property conveyed to Dr. H. James Crecraft and wife, Nancy Fox Crecraft by deed of record in Book 2535, page 519, Register's Office for Davidson County, Tennessee; the said Dr. H. James Crecraft having since died on September 22, 1987, the property vested in Nancy Fox Crecraft as surviving tenant by the entirety. The said Nancy Fox Crecraft having since married, now being Nancy Fox Brown.