THIS INSTRUMENT WAS PREPARED BY:
STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

ADDRESS NEW OWNER(S):
Daniel J. Crowley, et ux
108 Spring Cirlce
Smyrna, TN 37167

File No. 4052

SEND TAX BILLS TO:
Same

MAP: 29
PARCEL: 217.01

Davidson County DEEDWARR
Recvd: 08/08/01 09:05 3pgs
Fees:18.00 Taxes:368.11
20010808-0085085

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WARRANTY DEED

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FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **MARY CUHEL and LINDA MCSPADDEN**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DANIEL J. CROWLEY and wife, ROBIN E. CROWLEY**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land located in the 14th Civil District of **Davidson** County, State of Tennessee, described as follows, to-wit:

BEGINNING at a point in the center line of State Highway 112 or the Clarksville Highway at the south west corner of a 3+ acre tract conveyed to Nathan H. Bates as of record in Deed Book 3313, page 459, R.O.D.C; thence with his line North 57 degrees 15 minutes East 347 feet to a 4 inch Locust; thence North 6 degrees West 335 feet to a point; southerly line of the Joe Toso property as of record in Deed Book 359, page 328, R.O.D.C., and Hickory and Beech pointers; thence, North 59 degrees 15 minutes East 148 feet to a point and 16" inch Poplar Pointer; thence North 74 degrees East 200 feet to a point; thence North 67 degrees 45 minutes East 145 feet to a point and 16" inch Maple Pointer; thence down the center line of Line Kiln Branch the following courses: North 83 degrees 15 minutes East 272 feet; North 80 degrees 15 minutes East 178 feet; and North 86 degrees 30 minutes East 175 feet to top of falls; thence North 85 degrees 30 minutes East 300 feet to a point; thence North 83 degrees East 193 feet to a point with Beech and Ash Pointers in the Kirch Westerly Boundary line, now Bachlotte property; thence with his line South 3 degrees West 564 feet to an iron pin in the northeast corner of a small tract of 0.35+ acres, conveyed to Kenneth Rottero et ux from B. L. Curtis et ux of record in Deed Book 3704, page 129, R.O.D.C.; thence North 86 degrees West 72.6 feet to a concrete monument, being the northwest corner of said Kenneth Rottero small tract and also being the northeast corner of a 0.5+ acre tract conveyed to State of Tennessee from B. L. Curtis et ux as of record in Deed Book 2694, page 229, R.O.D.C.; thence North 86 degrees West 130 feet to a concrete monument, being the northwest corner of said State of Tennessee property; thence South 3 degrees West 20' feet to a point in the center line of Fire Tower Road and a corner to a tract conveyed to Kenneth Rottero et ux from B. L. Curtis et ux as of record in Book 3377, page 621, R.O.D.C.;

thence with the center line of said Road the following courses and distances: North 89 degrees 30 minutes West 417 feet; South 83 degrees 45 minutes West 215 feet; South 77 degrees 30 minutes West 216 feet; South 71 degrees 15 minutes West 557 feet and South 68 degrees 40 minutes West 402 feet to the center line of State Hwy #112; thence with center of same North 18 degrees 15 minutes West 76.5 feet to the point of beginning **containing 22.15+ acres.**

BEING the same property conveyed to Keith William Kane and wife, Margaret Ann Kane, by deed from Bennett L. Curtis and wife, Rose Curtis, of record in Book 3834, Page 258, Register's Office for Davidson County, Tennessee.

Margaret Ann Kane is deceased, and Keith William Kane acquired title to the above described property as the surviving tenant by the entirety. Keith William Kane died testate on March 29, 2001, and the Grantors, Mary Cuhel and Linda McSpadden, acquired the entire fee under the Last Will and Testament of Keith William Kane, deceased. Said Last Will and Testament being of record in the Probate Court for Cheatham County, Tennessee, Probate Number P-1140, and a certified copy of said Will being of record in Instrument 20010808-0085083, in the Register's Office for Davidson County, Tennessee.

This is the same description as in the previous deed of record.

Linda McSpadden signs this deed for and on behalf of Mary Cuhel under and by virtue of a Limited Power of Attorney of record in Instrument 20010808-0085084 Register's Office for Davidson County, Tennessee.

This is improved property known as 5630 Clarksville Pike, Joelton, Tennessee 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with the said Grantee(s) 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 Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall be the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 6th day of August, 2001.

MARY CUHEL

By: Linda McSpadden
LINDA MCSPADDEN
Attorney-in-Fact

Linda McSpadden
LINDA MCSPADDEN

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STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

On this 6th day of August, 2001, before me personally appeared **LINDA MCSPADDEN**, to me known to be the person who executed the foregoing instrument on behalf of **MARY CUHEL**, and acknowledged that she executed the same as the free act and deed of the said **MARY CUHEL**.

Witness my hand and official seal at Ashland City, Tennessee, this 6th day of August, 2001.

James W. Stennett, Jr.
Notary Public

My Commission Expires: 03-17-2004

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STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LINDA MCSPADDEN**, the bargainor, with whom I am personally acquainted (or proved 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 Ashland City, Tennessee, this the 6th day of August, 2001.

James W. Stennett, Jr.
Notary Public

My Commission Expires: 03-17-2004

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STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

The actual consideration or value, whichever is greater, for this transfer is **$99,490.00**.

~~Notary Public~~ *AFFIANT*

Sworn to and subscribed before me, this ~~6th~~ day of August, 2001.

James W. Stennett, Jr.
Notary Public

My Commission Expires: 03-17-2004

jb:4052Deed.dee