This Instrument Prepared By:

Broker's Escrow Services, Inc.
211 Donelson Pike, Suite 2, P. O. Box 140255
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
Christopher Bixenman
213 Shute Lane
Old Hickory, Tennessee 37138

Davidson County DEEDWARR
Recvd: 08/10/01 09:18 3pgs
Fees:18.00 Taxes:773.30
20010810-0086171

SEND TAX BILL TO:
Owner

MORTGAGEE:
SunTrust Bank
201 Fourth Avenue North, Post Office Box 305110
Nashville, TN 37230-5110

MAP **064-01-0**
GROUP
PARCEL **033.00**

WARRANTY DEED

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, **Jacob C. Crotts and Kathy Ann Barfield Felts** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Christopher Bixenman and AnneMarie Bixenman, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 201 on the Plan of Brandywine Farms, Section XI, of record in Book 4595, page 61, Register's Office for Davidson County, Tennessee.
Said Lot fronts 130 feet on the northerly side of Shute Lane and runs back between parallel lines 317.05 feet to a line in the rear on which it measures 130 feet.

Being the same property conveyed to Georgia L. Crotts, by deed from Arthur J. Herrman and wife, Dorothy H. Herrman dated July 28, 1977, of record in Book 5177, Page 337, Register's Office for Davidson County, Tennessee. Georgia L. Crotts, having since died, testate (Probate Court of Davidson County, Tennessee # 00P-1876), devising said real property to Jacob C. Crotts and Kathy Ann Barfield Felts.

This is improved property known as **213 Shute Lane, Old Hickory, Tennessee 37138**.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.
2. Subject to restrictive covenants contained in an instrument of record in Book 3816, page 544, amended in Book 3843, Page 951, Book 3886, Page 720, Book 4636, Page 979, Book 4637, Page 381, Book 6691, Page 977, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
3. Subject to restrictive covenants for detached structure contained in instrument of record in Instrument No. 200008150080761, Register's Office for Davidson County, Tennessee.
4. Subject to Homeowner Association contained in an instrument of record in Book 9138, page 45, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
5. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 4595, page 61, Register's Office for Davidson County, Tennessee.
6. Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 4595, page 61, said Register's Office.

7. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

8. This Real Property is sold "AS IS" without any warranties expressed or implied except the warranty of Title.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 3rd day of August, 2001.

Jacob C. Crotts, Executor

Jacob C. Crotts, Owner

Kathy Ann Barfield Felts, Owner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jacob C. Crotts and Kathy Ann Barfield Felts,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of August, 2001.

TINA HELSLEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires June 28, 2004

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $209,000.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of August, 2001.

TINA HELSLEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires June 28, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jacob C. Crotts, Executor for the bargainors**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of August, 2001.

Tina Helsley
NOTARY PUBLIC

TINA HELSLEY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.

My Commission Expires June 28, 2004