Box 44 Map

Instrument Prepared by Richard A. Northcutt, Attorney, Woodbury, TN
based upon information provided by the parties

Name/Address of New Owner: Bob Haley
109 Whitney Place
Nashville, TN 37215

Send Tax Bill to: New Owner

Map: 117 Gp: 2 Parcel: 215
Field Book 07DA 21921

WARRANTY DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which being hereby acknowledged, we, WILLIAM BROWN CROWDER and wife, LASSIE M. CROWDER, hereinafter called the Grantors have bargained and sold and by these presents transfer and convey unto BOB HALEY, the Grantee, his heirs and assigns, a certain tract or parcel of land, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 of Block No. 2 on the Plan of Hillsboro Highlands, as of record in Book 843, Page 23, Register's Office for said County. Said Lot No. 8 fronts 100 feet on the westerly side of Valley Road and runs back between parallel lines 160 feet to a dead line. THIS DESCRIPTION IS TAKEN FROM THE PREVIOUS DEED.

Being part of the same property conveyed to William Brown Crowder and wife, Lassie M. Crowder by Warranty Deed of Mrs. Mary Louise Wheeler and husband, Frank H. Wheeler, Jr. on August 25, 1965 and filed for record on August 26, 1965 in Deed Book 3928, Page 300, Register's Office for Davidson County, Tennessee.

Property Address: Valley Road, Nashville, TN 37215

It is agreed and understood that possession of the premises shall be granted with delivery of the deed.

It is further agreed and understood that the property taxes shall be prorated.

This property is subject to the following Restrictions which shall run with the land and be binding upon the Grantee herein and upon any future transferees, heirs, and/or assigns for a period of Fifty (50) years:

1. The property shall be used for residential purposes only, and any structure constructed on the property shall be limited to one single family residence or to one zero lot line (two family) structure if permitted by applicable zoning.
2. Only a one or two story residential structure shall be constructed on the property.
3. Zoning restrictions and regulations applicable to the property subject to these restrictions shall be observed. In the event of any conflict between any provision of said zoning restrictions and regulations, the more restrictive provisions shall apply.
4. In the event that any provision(s) of these restrictions should be declared void or inoperative by a court of proper jurisdiction, the remaining provision(s) shall remain in full force and effect until the date of the termination set out above.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantors covenant with said Grantee that they 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 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. (Whenever 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 signature(s) this 28th day of September, 2001.

Davidson County DEEDWARR
Recvd: 10/01/01 16:02 2pgs
Fees:13.00 Taxes:481.00
20011001-0105854

William Brown Crowder
WILLIAM BROWN CROWDER

Lassie M. Crowder
LASSIE M. CROWDER

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for the said state and county, personally appeared WILLIAM BROWN CROWDER and LASSIE M. CROWDER, with whom I am personally acquainted or proved identity on the basis of satisfactory evidence, the bargainors, and who acknowledged the execution of the foregoing instrument (Warranty Deed) for the purposes therein contained.

Witness my hand and seal at NASHVILLE, Tennessee this 28th day of September, 2001.

NOTARY PUBLIC

RICHARD NORTHCUTT NOTARY PUBLIC AT LARGE CANNON COUNTY, TENN.

My Commission Expires: MAY 1, 2004

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $130,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me on this 28th day of September, 2001.

NOTARY PUBLIC

My Commission Expires: 3/29/03

STATE OF TENNESSEE