WARRANTY DEED

MARILYN K FISHER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,102.50

Donna M. Crawford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th Day of December, 2001.

Marilyn K. Fisher
Notary Public

MY COMMISSION EXPIRES: 8/22/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 613 Potomac Place, #201 Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna M. Crawford	Donna M. Crawford /New Owner/	Map 175
(NAME)	(NAME)	Parcels 66.00, 73.00 and 112.00
1510 Villa Place	1510 Villa Place	Davidson County DEEDWARR Recvd: 12/31/01 09:21 2pgs Fees:13.00 Taxes:288.98
(ADDRESS)	(ADDRESS)	20011231-0144697
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GR[illegible] considerations, the receipt of which is hereby acknowledged, we, **Bunyan L. Rudd and Charlotte I. Rudd, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Donna M. Crawford, unmarried** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Located in the 2nd Civil District of Davidson County, Tennessee, described according to a property survey of Robert E. Francis, Registered Land Surveyor, dated July 11, 1974, as follows:

Bounded on the North by Maxwell Road and property of Eugene Poole (Deed Book 4330, Page 672); the East by property of Hittinger, property of Vaught and property of Eugene Poole (Deed Book 4330, Page 672); the South by property of formerly Smith (Deed Book 3537, Page 533); property of Odell Bennett (Deed Book 4787, Page 555); the West by property of formerly Holloway and fifteen foot access easement.

BEGINNING at a pin on the south margin of Maxwell Road, 25 feet from centerline of said road, being the NE corner of this tract, the NW corner of Poole property and five tenths of a mile, more or less, to LaVergne Couchville Pike; thence with south margin of said road, N 85 deg. 54' W 114.0 feet to a metal fence post by others; thence with east line of formerly Holloway S 0 deg. 05' E 649.5 feet to a pin at old fence corner; thence N 81 deg. 10' E 168.4 feet to old pin by others on the NW corner of Bennett property; thence with north line of Bennett S 63 deg. 27' E 192.4 feet to an old pin by others; thence S 12 deg. E 229.1 feet to a pin; thence S 23 deg. 30' W 412.0 feet to a pin in driveway on the NW corner of formerly Smith property; thence with north line of Smith, S 81 deg. 23' E 208.7 feet to a pin in west fence of Vaught property; thence with west fence of Vaught N 23 deg. 22' E 340.0 feet to a 7 inch dead Cedar (hacked) old marking in fenceline; thence continuing with west fence of Vaught N 22 deg. 50' E 334.4 feet to a pin by corner post; thence with west fence of Hittinger N 27 deg. 53' W 176.48 feet to a pin in fence line; thence with south line of Poole N 88 deg. 41' W 209.0 feet to a pin; thence with west line of Poole N 27 deg. 30' W 625.3 feet to the beginning, containing 8.49 acres, more or less.

Being the same property conveyed to Bunyan L. Rudd and wife, Charlotte I. Rudd by Warranty Deed of record in Instrument No. 200001250008061, Register's Office of Davidson County, Tennessee.

Subject to Tennessee Valley Authority Power Line Easement of record in Book 435, page 507; Easement for Right-of-Way for road purposes of record in Book 2445, page 434; 5' Water Line Easement to Eugene Poole of record in Book 4330, page 672; Water Line Easement of record in Book 1645, page 56; all of the Register's Office of Davidson County, Tennessee.

Subject to Deed of Trust dated 1/14/00, executed by Bunyan L. Rudd and wife, Charlotte I. Rudd, in favor of AmSouth Bank operating as First American National Bank, and recorded in Instrument No. 200001250008062, ithe Register's Office of Davidson County, Tennessee, securing the principal sum of $60,300.00 must be satisfied and released of record.

This is unimproved (X)
improved( ) property, known as Maxwell Rd. Antioch TN 37013
(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 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 26th Day of December, 2001.

Bunyan L. Rudd

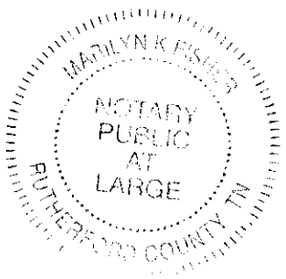
Charlotte I. Rudd

STATE OF TENNESSEE)
) ss:
COUNTY OF Rutherford)

Before me, the undersigned Notary Public, personally appeared Bunyan L. Rudd and Charlotte I. Rudd, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th Day of December, 2001.

Marilyn K Fisher
NOTARY PUBLIC



MY COMMISSION EXPIRES: 8/22/04