Davidson County DEEDWARR
Recvd: 02/25/02 12:03 3pgs
Fees:18.00 Taxes:233.10
20020225-0023675

[ADDRESS NEW OWNER:] **[SEND TAX BILLS TO:]** **[MAP-PARCEL NO.]**

Russell Crouch and wife, Jenny Crouch	New Owners	Map 105-11
841 Brookhollow Road		Parcel 115.00
Nashville, TN 37205		File Number 10996

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Ariel M. Elam and wife, Maridean M. Elam** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Russell Crouch and wife, Jenny Crouch,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being more particularly described as follows:

Being the westerly 50 feet of the easterly 250 feet of the southerly part of Lot No. 13 on the Plan of the Estate of Joseph W. Horton, deceased, as of record in Plan Book 1, page 44, Chancery Court at Nashville.

Said part of Lot No. 13 fronts 50 feet on the southerly side of Wedgewood Avenue and runs back between parallel lines 167.6 feet to a dead line.

Being the same property conveyed to Ariel M. Elam and wife, Maridean M. Elam, by deed from Edwin B. Anderson, Jr., of record in Book 7317, page 973, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2002 and subsequent years.
2. Matters shown on the Plan of record in Book 1, page 44, said Register's Office.

3. The effect of the Summary of Trust of record in book 1134, page 488, said Register's Office. No instrument appears of record conveying title into said trust.

This is improved property commonly known as 617 Wedgewood Avenue, Nashville, Tennessee 37203.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $63,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of February, 2002.

Notary Public



My Commission Expires: 9-24-2005

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors has caused this Deed to be executed this 22nd day of February, 2002.

Ariel M. Elam

Maridean M. Elam

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

On this **22nd** day of **February, 2002**, before me personally appeared Ariel M. Elam and wife, Maridean M. Elam, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of **February,** 2002.

Notary Public

My Commission Expires: 9-24-2005