THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 04/01/02 13:52 2pgs
Fees:13.00 Taxes:540.20

20020401-0039182

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $146,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of March, 2002.

KATHY SNYDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 07/27/2002

Notary Public

My Commission Expires: _____

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ms. Nancy L. Carlton 230 Glenstone Circle Brentwood, TN 37027	Fifth Third Bank 250 West Main Street Lexington, KY 40507	MAP 171-2-A PAR 78.00 CO FB 6DU82498

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ROSALIE A. CRISPIN AND HUSBAND, JOHN CRISPIN ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to NANCY L. CARLTON, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 230 Glenstone Circle, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of March, 2002.

ROSALIE A. CRISPIN

JOHN CRISPIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ROSALIE A. CRISPIN and, JOHN CRISPIN, with whom I am personally acquainted, and who acknowledged that their executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of March, 2002.

My Commission Expires: _____

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 78 on the Plan of Phase 3B Brentwood Villa of record in Plat Book 6900, page 329, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Villa Condominium, a horizontal property regime established by Master Deed of record in Book 6923, page 943, said Register's Office.

Being the same property conveyed to Rosalie A. Avent, a single person by deed from Rador Homes, Inc., a Tennessee corporation of record in Book 7343, page 857, said Register's Office. Rosalie A. Avent has since married and is now known as Rosalie Adams Crispin. Rosalie Adams Crispin has conveyed her interest in said property to John Crispin and Rosalie A. Crispin, Co-Trustees of the Rosalie and John Crispin Revocable Living Trust by Quit Claim Deed of appearing as Instrument No. 20001128-0116856 and rerecorded as Instrument No. 20020401-0039180, Register's Office for Davidson County, Tennessee. Said John Crispin and Rosalie A. Crispin, Co-Trutees, and their successors in trust, of the Rosalie and John Crispin Revocalbe Living Trust having conveyed their interest to Rosalie A. Crispin and husband, John Crispin by quitclaim deed appearing as Instrument No. 20020401-0039181, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Charter of record in Book 6936, page 895, Book 7998, page 249, Book 8267, page 270; (3) Restrictions of record in Book 6923, page 943, Book 7035, page 115, Book 7101, page 730, Book 7143, page 18, Book 7266 page 84, Book 7423, pages 567 and 574, and Book 8074, page 564; (4) Easements of record in Book 5155, page 164; (5) Agreement of record in Book 6385, page 814; and (6) All matters appearing on the Plan of record in Plat Book 6900, page 329, said Register's Office.