RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

BOX 10-A

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

Russell Crouch and wife, Jenny Crouch	New Owners	Map 105-11-0
841 Brook Hollow Road	same	Parcel 234
Nashville, TN 37205		10994

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 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 part of Lot No. 13 on the Plan of the Jos. W. Horton Property, as of record in Plan Book 1, page 44, Chancery Court at Nashville, described as follows:

Beginning on the southerly margin of Wedgewood Avenue 250 feet west of the easterly line of said lot 13, being the northwest corner of a part of said lot conveyed by W. L. Horn to Mrs. S.C. Parman by deed of record in Book 443, page 1, Register's Office for said County; thence with the southerly margin of said Avenue westwardly 50 feet to the northeast corner of the property conveyed to Mrs. Josephine St. Charles and husband, Michael St. Charles by deed from W.L. Horn and wife, of record in Book 514, page 10, said Register's Office; thence with St. Charles' easterly line southwardly 167.6 feet to the southerly line of said Lot No. 13; thence with same eastwardly 50 feet to the southwest corner of said Parman lot; thence with her westerly line, northwardly 167.6 feet to the beginning.

"The prior deed of record, erronously refers to the property as being all of Lot 13."

Being the same property conveyed to Ariel M Elam and wife, Maridean Elam, by deed from Harwell B. Griffin, Jr., unmarried, of record in Book 10113, page 467, said Register's Office.

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

Davidson County DEEDWARR
Recvd: 04/03/02 12:26 3pgs
Fees:18.00 Taxes:96.94

20020403-0040471

This conveyance is subject to the following:

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

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

This is improved property commonly known as 651 Wedgewood Avenue, Nashville, Tennessee 37203.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $26,200.00.

Affiant

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

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

Notary Public

My Commission Expires:_____

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; has 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 have caused this Deed to be executed this 29th day of March, 2002.

Ariel M. Elam

Maridean Elam

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

On this **29th** day of **March, 2002**, before me personally appeared Ariel M. Elam and wife, Maridean 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 29th day of **March,** 2002.

Kathy Snider

Notary Public

My Commission Expires:_____

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