THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 279,900.00

Vicki J. Crowthers
Affiant

Subscribed and sworn to before me, this 24th day of June, 2002

Mitchell A. Watts
Notary Public

My Commission Expires: 10-12-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Davidson County DEEDWARR
Recvd: 06/25/02 10:48 2pgs
Fees:13.00 Taxes:1035.63

20020625-0076033

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
DANIEL H. USNER, JR. 1912 Beechwood Avenue Nashville, Tennessee 37212	AMSOUTH BANK 2050 Parkway Office Circle Birmingham, Alabama 35244	MAP 104-16 PARCEL 181

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY NINE THOUSAND NINE HUNDRED AND NO/100---------- ($ 279,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, CASEY A. CROWTHERS AND VICKI J. CROWTHERS, BOTH UNMARRIED hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DANIEL H. USNER, JR. AND WIFE, RHONDA S. USNER hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly part of Lot No. 218 and the easterly part of Lot No. 219 on the Plan of Belmont Land Company's Subdivision called Belmont Heights of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee.

BEGINNING on the northerly margin of Beechwood Avenue at a point 30.3 feet east of the southwest corner of said Lot No. 218; thence northerly 183.0 feet, more or less, to the southerly margin of an alley being 26.0 feet east of the northwest corner of said Lot No. 218; thence with the southerly margin of said alley westwardly 56.7 feet; thence southwardly 182.0 feet, more or less, to the northerly margin of said Beechwood Avenue; thence with the northerly margin of said Avenue eastwardly 54.7 feet to the beginning.

BEING the same property conveyed to Casey A. Crowthers and wife, Vicki J. Crowthers, by deed from The Frances K. Tritschler Family, LLC, of record as Instrument No. 200003010019982 in the Register's Office for Davidson County, Tennessee; the said Casey A. Crowthers and Vicki J. Crowthers having since divorced.

This is improved property known as 1912 Beechwood Avenue, Nashville, Tennessee 37212

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

GRANTORs COVENANT___ with the said GRANTEEs 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, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Belmont Land Company's S/D called Belmont Heights of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 24th day of June, 2002.

CASEY A. CROWTHERS

VICKI J. CROWTHERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CASEY A. CROWTHERS AND VICKI J. CROWTHERS, BOTH UNMARRIED, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of June, 2002.

My Commission Expires: October 12, 2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____.

My Commission Expires: _____

Notary Public