WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$20,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: July 26, 2003.
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 26, 2003

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth L. Crutcher	**Kenneth L. Crutcher**	**81-16-349**
(NAME)	(NAME)	
1400 Jefferson Street	**1400 Jefferson Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Nashville, TN 37208**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James Brothers, a Tennessee General Partnership comprised of William Hostettler and J. F. Pilkerton, III,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENNETH L. CRUTCHER**, 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:

LAND in Davidson County, Tennessee, being Lot No. 21 on the plan of D. T. McGavock and Others Addition, of record in Book 21, Page 41, Register's Office for said County.

SAID Lot No. 21 fronts 50 feet on the northerly margin of Jefferson Street and extends back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to James Brothers, a Tennessee General Partnership comprised of William Hostettler and J. F. Pilkerton, III by deed from Jessie D. Corley of record in Book 7412, Page 194 Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as **1400 Jefferson Street, Nashville, TN 37208**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, 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 hand this 20 day of June, 2002.

James Brothers, a Tennessee General Partnership
comprised of William Hostettler and J. F. Pilkerton, III

By: _____
William Hostettler, Partner

_____
J. F. Pilkerton, III, Partner

Davidson County DEEDWARR
Recvd: 06/25/02 15:17 2pgs
Fees:13.00 Taxes:74.00

20020625-0076385

STATE OF TENNESSEE

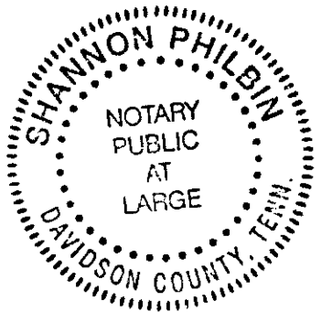
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared William Hostettler and J. F. Pilkerton, III with whom I am personally acquainted and who upon their oath acknowledged themselves to be the partners of James Brother, A Tennessee General Partnership, the within named bargainor, and that they as such partners being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the partnership, by the said William Hostettler and J. F. Pilkerton, III as such partners.

Witness my hand and official seal at Nashville, Tennessee this 20 day of June, 2002.

Commission expires: July 26, 2003

Shannon Philbin Notary Public



My Commission Expires JULY 26, 2003