03

PREPARED BY (AND RETURN TO):

Realty Title 48-A

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W & I Ref:(ST) Title No: 43556
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/05/02 11:05 2pgs
Fees:13.00 Taxes:682.65
20020805-0093456

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Shawn Crouthamel Michelle Crouthamel 4925 Stonemeade Drive Nashville, Tennessee 37221	1st Trust Bank for Savings P.O. Box 17257 Memphis, Tennessee 38187-0257

TAX MAP-PARCEL NUMBERS: 155-15-A-151

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$184,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard Martin Repath, married.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shawn Crouthamel and spouse, Michelle Crouthamel** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson county, Tennessee, being Lot No. 151 on the Plan of Stonemeade Section I of record in book 6900, Page 800 & 801, Register's Office for said County.

Said Lot No. 151 fronts 94.02 feet on the southwesterly margin of Stonemeade Drive and extends back 108.49 feet on the southeasterly line and 103.43 feet on the northwesterly line to a dead line in the rear, measuring 57.37 feet thereon.

Being the same property conveyed to Richard M.Repath and spouse, Traci A. Repath by deed from William Cecil Johnson, III and spouse, Hope C. Johnson of record in Book 10182, Page 993, Register's Office for Davidson County, Tennessee. Traci A. Repath has since conveyed all of her interest in subject property to Richard M. Repath by Quitclaim Deed of record in Book 10761, Page 514, said Register's Office. Richard M. Repath & Richard Martin Repath are one and the same person. Traci A. Repath and Traci Anne Repath are one and the same person.

Lisa Repath, spouse of Richard M. Repath, joins in conveying any interest she might have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Pages 800 & 801, said Register's Office, which Plan shows a 30 foot minimum building setback line from Stonemeade Drive together with additional setback designations, and a 15 foot easement for public utility & drainage purposes along the front line(s) The Declaration of Covenants, Conditions and Restrictions of record in Book 7701, page 290, Book 2349, page 43, Book 8517, Page 992, Book 8810, Page 840, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 4925 Stonemeade Drive, Nashville, Tennessee 37221

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of July, 2002.

Richard Martin Repath

Lisa Repath

State of TENNESSEE
County of DAVIDSON

On this 26th day of July, 2002 , before me the undersigned authority, personally appeared Richard Martin Repath and Lisa Repath. , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $184,500.00

Affiant

Sworn and subscribed before me this the 26th day of July, 2002

Notary Public

My Commission Expires: 3/14/2005