E.LO

Davidson County DEEDWARR
Recvd: 09/12/02 13:35 2pgs
Fees:13.00 Taxes:3552.00

20020912-0111375

22-1-122

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **3rd** day of **September, 2002** by and between **William Saunders and Abbe J. Saunders** , herein after referred to as GRANTOR, and **Daniel G. Crockett and wife, Kelly P. Crockett** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being a 2.830 more or less acre tract of land lying in the 34th Councilmanic District of Davidson County, Tennessee and being decsribed as follows:

Beginning at an iron pin found in the westerly margin of Hillsboro Pike, (80' right-of-way) said iron pin being the most northeasterly corner of the Jean F. Grissim Property of record in Deed Book 6376, page 957, Register's Office for Davidson County, Tennessee, said point lying 262 feet, more or less, northerly from the right-of-way return of Chickering Lane. Thence with the northerly line of said Grissim Property, North 57 degrees 57 minutes 00 seconds West a distance at 520.38 feet to an iron pipe (old):Thence with the westerly line of the Sanford S. Webb Property of record in Deed Book 11223, page 822, said Register's Office, said line severing the Sequaia Club Property of record in Deed Book 2640, page 597, said Register's Office. North 28 Degrees 50 minutes 00 seconds East a distance of 20.00 feet to an iron pipe (old): Thence with the said northerly line of said Sequaia Club Property, North 57 Degrees 57 minutes 00 seconds West a distance of 88.90 Feet to an iron pin (new): Thence with the easterly line of the Sequaia Club Property of record in Deed Book 3434, page 154, said Register's Office, and closely following an existing fence line, North 30 degrees 04 minutes 00 seconds East a distance of 203.74 Feet to an iron pin (new) set in the southerly line at the Erich B. Groos et ux property of record in Deed Book 5074, page 211, said Register's Office: thence with the southerly line of said Groos property, South 53 degrees 57 minutes 05 seconds East a distance of 633.05 feet to a nail set in a tree on the westerly margin of Hillsboro Pike; Thence with said margin of Hillsboro Pike, around a curve to the left having a central angle of 01 degrees 50 minutes 09 seconds, a radius of 5617.35 feet, an arc distance of 180.00 feet, a chord bearing and distance of South 36 Degrees 31 Minutes 43 Seconds West, 179.99 Feet to the point of beginning containing 123,266 square feet or 2.830 acres, more or less.

Being the same property conveyed to William Saunders and wife Abbe J. Saunders by Deed from Sanford S. Webb, of record in Book 11483, page 393, said Register's Office.
This is improved/unimproved property known as: 6145 Hillsboro Pike, Nashville, TN 37215

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

William Saunders
William Saunders
Signature of Seller

Abbe J. Saunders
Abbe J. Saunders

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **William Saunders and Abbe J. Saunders** , the within named bargainors, 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, at office, this **3rd** day of **September, 2002.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
Daniel G. Crockett and Kelly P. Crockett
6145 Hillsboro Pike, Nashville, TN 37215

Send Tax Statements to:

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Map and parcel 144-00-0-008.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$960,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **3rd** day of **September, 2002.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
22-1-722