Davidson County DEEDWARR
Recvd: 09/13/02 15:13 2pgs
Fees:13.00 Taxes:240.50

20020913-0111879

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 05-0208-00502

Record & Return To:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 65,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of September, 2002.

Notary Public: Angela A. Ramsey
My commission expires: 05/28/06

Address of New Owner:	Send Tax Bills to:	Tax Information
Fred Burns 2870 Greer Road Goodlettsville, TN 37072	Wells Fargo Home Mortgage, Inc 6701 Carmel Road, Suite 110 Charlotte, NC 28226	011-00-0 176.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marshall G. Crotts, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Fred Burns, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the Eleventh Councilmanic District of Davidson County, Tennessee, being Tract No. 2 on the unrecorded plan of the Gary F. Hahn property, located on the east margin of Greer Road and North of Ivey Point Road and being more particularly described as follows:

Beginning on an iron pin being on the east margin of Greer Road (25 feet from centerline) said pin being North 4180 feet more or less from the intersection of the extended centerline of Ivey Point Road with the East margin of Greer Road, said pin being the southwest corner of the herein described tract and the northwest corner of Tract 3 of the Gary F. Hahn property, thence;

1. Leaving said pin and continuing along said margin N 00 deg. 49' 20" W a distance of 220.00 feet to an iron pin, said pin being the northwest corner of the herein described tract and the southwest corner of Tract 1 of the Gary F. Hahn property, thence;

2. Leaving said margin and severing the land of Hahn as evidenced in Deed Book 7360, Page 295, in the Register's Office of Davidson County, Tennessee (RODC), and along the North line of the herein described tract and along the South line of Tract 1 of the Gary F. Hahn property N 89 deg. 10' 40" E a distance of 200.00 feet to an iron pin, thence;

3. Leaving said pin and continuing to sever the land of Hahn S 88 deg. 04' 59" W a distance of 1019.82 feet to an iron pin in the west line of Patton as evidenced in Deed Book 5075, Page 422, (RODC), said pin being the northeast corner of the herein described tract and the southeast corner of Tract 1 of the Gary F. Hahn property, thence;

4. Leaving said pin and along the West line of Patton and the East line of the herein described tract S 02 deg. 57' 01" E a distance of 146.61 feet to an iron pin, said pin being the southeast corner of the herein described tract and the northeast corner of Tract 3 of the Gary F. Hahn property, thence;

5. Leaving said pin and severing the land of Hahn and along the South line of the herein described tract and along the North line of Tract 3 of the Gary F. Hahn property S 88 deg. 53' 45" W a distance of 1131.80 feet to an iron pin, thence;

6. Leaving said pin and continuing to sever the land of Hahn S 77 deg. 26' 06" W (erroneously referred to as S 77 deg. 26' 06" W in previous deed) a distance of 94.29 feet to an iron pin, the beginning, containing 5.005 acres more or less, according to a survey by Jesse E. Walker, RLS, PE, dated 10/24/95.

Being the same property conveyed to Marshall G. Crotts and wife, Margaret M. Crotts and Josephine Beard Roy, a married woman, by deed from Gary F. Hahn, unmarried, of record in Book 10381, Page 684, Register's Office for Davidson County, Tennessee; being further conveyed to Marshall G. Crotts by QuitClaim Deed from Margaret M. Crotts and Josephine Beard Roy, of record in Instrument No. 20006190060743, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Elizabeth Crotts, wife of Marshall G. Crotts, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

This property is improved property known as 2870 Greer Road, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 9th day of September, 2002.

Marshall G. Crotts 09/09/02 Elizabeth Crotts 9-9-02

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marshall G. Crotts and Elizabeth Crotts , with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Hendersonville, Tennessee, this 9th day of September, 2002.

Notary Public: Angela A. Ramsey

My Commission expires 05/28/06

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006