WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 04/28/03 12:13 5pgs
Fees:28.00 Taxes:74.00

20030428-0056534

G-1021-F

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Casher C. Crouch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April, 2003

Joyce B. Dawkins
Notary Public

MY COMMISSION EXPIRES: 11-29-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
William D. Castleman, Attorney, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Casher C. Crouch (NAME)	SAME AS NEW OWNER (NAME)	53-7/75,
206 WELDON DRIVE (ADDRESS)	(ADDRESS)	53-7/76, &
HERMITAGE, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	53-8/36

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, Patrick Joseph Hosey; Rebecca Hosey; Barbara Joern a/k/a Barbara Ann Hosey Joern; Sharon M. Seckman a/k/a Sharon Marie Hosey Seckman; Margaret C. Geismann * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Casher C. Crouch and wife, Shirley E. Crouch

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 Lots Nos. 1, 2 and 3, Block No. 2 on the Plan of Dabbs and Elliott's Subdivision No. 1, Old Hickory, as of record in Book No. 547, Page 97.

Said Lot Number 1 fronts 50 feet on the southwesterly side of Elliott Avenue and runs back between parallel lines 100 feet to a dead line.

Said Lot Number 2 fronts 50 feet on the southwesterly side of Elliott Avenue and runs back between parallel lines 100 feet to a dead line.

Said Lot Number 3 fronts 44 feet on the southwesterly side of Elliott Avenue and runs back between parallel lines 100 feet to a dead line.

Lots Numbers 1, 2 and 3 of Block 2, front together 144 feet on the southwesterly side of Elliott Avenue and run back between parallel lines 100 feet to a dead line.

Being the same property conveyed to Harry A. Hosey, Sr. by deed from Edward Lightman and wife, Edna Gross Lightman and Edward Gross and wife, Anna R. Gross of record in Book 4853, Page 76, Register's Office for Davidson County, Tennessee.

The said Harry A. Hosey having since died testate, on August 21, 2000, in Davidson County, Tennessee and pursuant to the Last Will and Testament of Harry A. Hosey, of record in Docket #00P-1687, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, subject property was devised to Alice Brittan Hosey, Patrick Joseph Hosey, William Francis Hosey, Barbara

CONTINUED

unimproved (X)
This is improved ( ) property, known as Lots 1-3, Elliott Avenue, Old Hickory, TN 37138
(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 our hand s this 23rd day of April, 2003

SEE ATTACHED SIGNATURES

Grantor continuation

* a/k/a Margaret Colleen Hosey Geismann; Harry A. Hosey, Jr. a/k/a Harry Alvin Hosey, Jr.; Michael P. Hosey a/k/a Michael Perry Hosey; Wanda C. Baker a/k/a Wanda Catherine Hosey Baker; Charles R. Hosey a/k/a Charles Robert Hosey; John T. Hosey a/k/a John Thomas Hosey; Kevin B. Hosey a/k/a Kevin Brittan Hosey and Alice Hosey-Williams a/k/a Alice Maureen Hosey-Williams, the only heirs-at-law of Harry A. Hosey, Deceased and Alice Brittan Hosey, Deceased.

x

x

x

x

LEGAL DESCRIPTION CONTINUATION

Ann Hosey Joern, Sharon Marie Hosey Seckman, Margaret Colleen Hosey Geismann, Rebecca Hosey (wife of Larry Edward Hosey, Deceased), Harry Alvin Hosey, Jr., Mary Ellen Hosey Champlin, Michael Perry Hosey, Wanda Catherine Hosey Baker, Charles Robert Hosey, John Thomas Hosey, Kevin Brittan Hosey and Alice Maureen Hosey-Williams. William F. Hosey and Mary Ellen Champlin, having been appointed Co-Executors of the Estate of Harry A. Hosey, Deceased.

The said Alice Brittan Hosey having since died testate, on November 27, 2001, in Davidson County, Tennessee and pursuant to the Last Will and Testament of Alice Brittan hosey, of record in Docket #02P-323, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, subject property was devised to Patrick Joseph Hosey, William Francis Hosey, Barbara Ann Hosey Joern, Sharon Marie Hosey Seckman, Margaret Colleen Hosey Geismann, Rebecca Hosey (wife of Larry Edward Hosey, Deceased), Harry Alvin Hosey, Jr., Mary Ellen Hosey Champlin, Michael Perry Hosey, Wanda Catherine Hosey Baker, Charles Robert Hosey, John Thomas Hosey, Kevin Brittan Hosey and Alice Maureen Hosey-Williams. William F. Hosey and Mary Ellen Champlin, having been appointed Co-Executors of the Estate of Alice Brittan Hosey, Deceased.

William F. Hosey and Mary Ellen Champlin executes this instrument as Attorney-In-Fact on behalf of Patrick Joseph Hosey, Rebecca Hosey, Barbara Joern, Sharon M. Seckman, Margaret C. Geismann, Harry A. Hosey, Jr. Michael P. Hosey, Wanda C. Baker, Charles R. Hosey, John T. Hosey, and Kevin B. Hosey pursuant to the Power of Attorneys of record in Instrument Nos. 20030204-0015332, 20030204-0015329, 20030218-0020719, 20030303-0027290, 20030204-0015331, 20030303-0027291, 20030214-0020322, 20030214-0020324, 20030214-0020323, 20030214-0020325, 20030218-0020718, and 20030204-0015333 in the Register's Office for Davidson County, Tennessee.

CC

WFH

MEC

Patrick Joseph Hosey
Patrick Joseph Hosey

By: William F. Hosey - attorney-in-fact
William F. Hosey, Attorney-In-Fact

Rebecca Hosey
Rebecca Hosey

By: William F. Hosey
William F. Hosey, Attorney-In-Fact

Barbara Joern a/k/a Barbara Ann Hosey Joern
Barbara Joern a/k/a Barbara Ann Hosey Joern

By: William F. Hosey
William F. Hosey, Attorney-In-Fact

By: Mary Ellen Champlin
Mary Ellen Champlin, Attorney-In-Fact

Sharon M. Seckman a/k/a Sharon Marie Hosey Seckman

By: Sharon M. Seckman a/k/a Sharon Marie Hosey
William F. Hosey, Attorney-In-Fact x. William F. Hosey attorney-in-fact

By: Mary Ellen Champlin
Mary Ellen Champlin, Attorney-In-Fact

Margaret C. Geismann a/k/a Margaret Colleen Hosey Geismann

By: Margaret C. Geismann a/k/a Margaret Colleen Hosey Geismann
William F. Hosey, Attorney-In-Fact x William F. Hosey

By: Mary Ellen Champlin
Mary Ellen Champlin, Attorney-In-Fact

Harry A. Hosey, Jr. a/k/a Harry Alvin Hosey, Jr.

By: Harry A. Hosey Jr a/k/a Harry Alvin Hosey Jr
William F. Hosey, Attorney-In-Fact William F. Hosey

By: Mary Ellen Champlin
Mary Ellen Champlin, Attorney-In-Fact

Michael P. Hosey a/k/a Michael Perry Hosey

By: Michael P. Hosey a/k/a Michael Perry Hosey
William F. Hosey, Attorney-In-Fact x William F. Hosey

Wanda C. Baker a/k/a Wanda Catherine Hosey
Wanda C. Baker a/k/a Wanda Catherine Hosey x William F. Hosey

By: William F. Hosey
William F. Hosey, Attorney-In-Fact

Charles R. Hosey
Charles R. Hosey

By: William F. Hosey
William F. Hosey, Attorney-In-Fact

John T. Hosey a/k/a John Thomas Hosey
John T. Hosey a/k/a John Thomas Hosey

By: William F. Hosey
William F. Hosey, Attorney-In-Fact

Kevin B. Hosey a/k/a Kevin Brittan Hosey
Kevin B. Hosey a/k/a Kevin Brittan Hosey

By: William F. Hosey
William F. Hosey, Attorney-In-Fact

By: Mary Ellen Champlin
Mary Ellen Champlin, Attorney-In-Fact

Alice Hosey Williams a/k/a Alice Maureen Hosey Williams
Alice Hosey-Williams a/k/a Alice Maureen Hosey-Williams

By: William F. Hosey
William F. Hosey, Attorney-In-Fact

William F. Hosey
William F. Hosey, individually

William F. Hosey, Co-Executor
William F. Hosey, Co-Executor of the Estate of Harry A. Hosey, Deceased, and Alice Brittan Hosey, Deceased

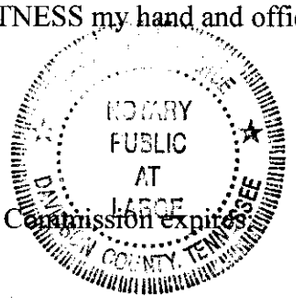
Mary Ellen Champlin
Mary Ellen Champlin, individually

Mary Ellen Champlin
Mary Ellen Champlin, Co-Executor of the Estate of Harry A. Hosey, Deceased, and Alice Brittan Hosey, Deceased

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 William F. Hosey and Mary Ellen Champlin, individually and as Co-Executors of the Estates of Harry A. Hosey, Deceased, and Alice Brittan Hosey, Deceased, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 23rd day of April, 2003.



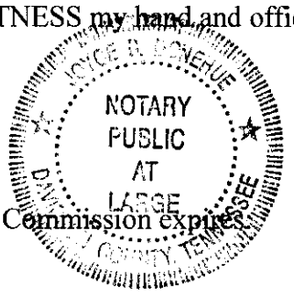
Joyce B. Donahue
Notary Public

My Commission expires: 11-29-03

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of April, 2003, before me, the undersigned, a Notary Public in and for said County and State, personally appeared William F. Hosey, to me known to be the person who executed the foregoing instrument on behalf of Patrick Joseph Hosey, Rebecca Hosey, Barbara Joern, Sharon M. Seckman, Margaret C. Geismann, Harry A. Hosey, Jr., Michael P. Hosey, Wanda C. Baker, Charles R. Hosey, John T. Hosey, and Kevin B. Hosey, and acknowledged that he executed the same as the free act and deed of the said Patrick Joseph Hosey, Rebecca Hosey, Barbara Joern, Sharon M. Seckman, Margaret C. Geismann, Harry A. Hosey, Jr., Michael P. Hosey, Wanda C. Baker, Charles R. Hosey, John T. Hosey, and Kevin B. Hosey.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 23rd day of April, 2003.



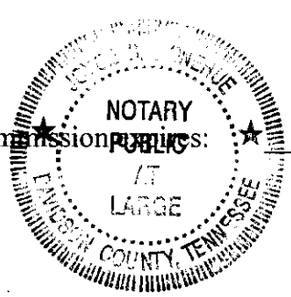
Joyce B. Donahue
Notary Public

My Commission expires: 11-29-03

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of April, 2003, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary Ellen Champlin to me known to be the person who executed the foregoing instrument on behalf of Barbara Joern, Sharon M. Seckman, Margaret C. Geismann, Harry A. Hosey, Jr., and Kevin B. Hosey, and acknowledged that she executed the same as the free act and deed of the said Barbara Joern, Sharon M. Seckman, Margaret C. Geismann, Harry A. Hosey, Jr., and Kevin B. Hosey.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 23rd day of April, 2003.



Joyce B. Donahue
Notary Public

My Commission expires: 11-29-03

cc

mec

EEC

WFH