Davidson County DEEDWARR
Recvd: 05/30/03 15:15 3pgs
Fees:18.00 Taxes:684.50

20030530-0073307

THIS INSTRUMENT PREPARED BY: **GEORGE V. CRAWFORD, JR.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30TH DAY OF MAY, 2003. NOTARY PUBLIC MY COMMISSION EXPIRES: 9/24/2005

Address New Owner As Follows: D & J Properties of Tennessee, LLC 508 East Iris Drive Nashville, TN 37204	Send Tax Bills To: SAME	Map-Parcel Number I: 105-11-0-115 II: 119-05-0-211 III: 105-11-0-235

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RUSSELL CROUCH AND WIFE, JENNY CROUCH**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **D & J PROPERTIES OF TENNESSEE, LLC**, hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

TRACT I:
Land in Davidson County, Tennessee, being the west 50 feet of Lots Nos. 17, 18 and 19 on the Map of Allison Subdivision, of record in Book 547, page 74, Register's Office for Davidson County, Tennessee.

Said parts of said Lots front 50 feet on the south side of Southgate Avenue and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Russell Crouch and wife, Jenny Crouch by deed from Ariel M. Elam and wife, Maridean M. Elam, of record as Instrument No. 20020305-0027203, Register's Office for Davidson County, Tennessee.

TRACT II:
Land in Davidson County, Tennessee, being Lot 25 Re-subdivision of Block 23, Cumberland Nurseries, of record in Book 161, page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Russell Lee Crouch and wife, Jenny Crouch by deed from Grant Rothhammer and wife, Audre R. Rothhammer, of record as Instrument No. 20010104-0001224, Register's Office for Davidson County, Tennessee.

It is hereby agreed and understood that Russell Lee Crouch and Russell Crouch is one and the same person.

TRACT IIII:
Land in Davidson County, Tennessee, being the westerly 50 feet of the easterly 250 feet of the southerly part of Lot No. 13 on the Plan of the Estate of Joseph W. Horton, deceased, of record in Plan Book 1, page 44, Chancery Court at Nashville.

Said part of Lot No. 13 fronts 50 feet on the southerly side of Wedgwood Avenue and runs back between parallel lines 167.6 feet to a dead line.

Being the same property conveyed to Russell Crouch and wife, Jenny Crouch by deed from Ariel M. Elam and wife, Maridean M. Elam, of record as Instrument No. 20020225-0023675, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 547, page 74, Register's Office for said County.

3. Matters shown on the Plan of record in Book 161, page 139, Register's Office for said County.

4. Matters shown on the Plan of record in Plat Book 1, page 44, Chancery Court at Nashville.

5. Rights of parties in possession.

This is improved property known as:
Tract I: 517 Southgate Avenue, Nashville, TN 37203
Tract II: 206 Lutie Street, Nashville, TN 37210 and
Tract III: 617 Wedgewood Avenue, Nashville, TN 37203.

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, its successors and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and

forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 30th day of May, 2003.

Russell Crouch

Jenny Crouch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RUSSELL CROUCH**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of May, 2003.

Notary Public

My Commission Expires: 11-26-05

SHERRY L. ATKINS
Notary Public At Large
DAVIDSON & TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JENNY CROUCH**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of May, 2003.

Notary Public

MARCY S. HARRIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 9/24/2005