STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $84,000.00.

Subscribed and sworn to before me, this 20th day of May, 2003.

Affiant

Notary Public

My Commission Expires:

JAMIE L. TAYLOR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES SEPTEMBER 24, 2006

Davidson County DEEDWARR
Recvd: 05/31/03 08:16 2pgs
Fees:13.00 Taxes:310.80

20030531-0073416

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Keith Crowder 5515 Country Drive Unit G-47 Nashville, Tennessee 37211 MAP & PARCEL NO. 162-05-0-C/047.00 CO	SAME

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Candace H. Crowder, a single woman

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Keith Crowder, a single man

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS TO-WIT:

A certain condominium apartment in Davidson County, Tennessee as follows: Town House Building #1, Apt. No. 2, in Hickory Valley Condominiums, a horizontal property regime in Nashville, Davidson County, Tennessee, as shown on the Plan of Hickory Valley of record in Book 4460, page 27, Register's Office for said County, to when reference is hereby made.

This property is conveyed subject to all provisions, including without limitations all conditions, convenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed of record in Book 452, page 574, said Register's Office; the By-Laws for the administration of the building, easements, rights and interest in favor of other unitowners and all sewer, water, electric, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the condominium and building thereon; and also subject to the provisions and requirements of the laws of the State of Tennessee, respecting the establishment and maintenance of a condominium and particularly section 64-270 et seq. of the Tennessee Code Annotated.

Being the same property conveyed to Candace H. Crowder by Warranty Deed from Barron C. Redmond and wife, Mary Jane Redmond, dated July 26, 1978, and filed of record on July 28, 1978, in Book 5317, page 544, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2003, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 4450, PAGE 27; (C) MASTER DEED OF RECORD IN BOOK 4521, PAGE 574; (D) BY-LAWS OF RECORD IN BOOK 4521, PAGE 582; AND (E) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 5515 Country Drive Unit G-47 Nashville, TN 37211

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 MY HAND THIS 20th DAY OF MAY, 2003.

Candace H. Crowder AKA Candace M. Crowder

Candace H. Crowder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of May, 2003, before me personally appeared Candace H. Crowder, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

My Commission Expires:

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

MY COMMISSION ... 24, 2005

WARRANTY DEED