Davidson County DEEDWARR
Recvd: 06/03/03 14:43 2pgs
Fees:13.00 Taxes:527.25
20030603-0075528

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of May, 2003.

Notary Public

My Commission Expires: 1/1/07

WILLIAMSON COUNTY NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
John A. Nixon, Jr. and Jana L. Nixon
2024 Stanford Village Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Washington Mutual Bank, F.A.
2210 Enterprise Drive
Florence, South Carolina 29501

MAP-PARCEL NUMBERS:
173-11-0-A 007.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Amy L. Crowe and husband, Mark Crowe** hereinafter referred to as Grantors, hereby transfers and conveys to **John A. Nixon, Jr. and Jana L. Nixon** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 7 on the Plan of Stanford Village, Section One, of record at Instrument No. 20000240012060, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Amy L. Crowe and husband, Mark Crowe by Warranty Deed from Beazer Homes Corporation of record in Instrument No. 2001101-0108204, Register's Office for Davidson County, Tennessee. 2000

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Instrument No. 2000002040012060, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Instrument No. 200002030011283, Instrument No 200002280019107, and in Instrument No. 2000003010020280, Register's Office for Davidson County, Tennessee.

Easement of record in Book 2739, Page 637, Book 2740, page 181, Book 2590, page 545, Book 9466, page 794, and in Book 4229, page 43, Register's Office for Davidson County, Tennessee.

Homeowner's Association By-Laws of record in Instrument No. 200002170016311, Register's Office for Davidson County, Tennessee.

Right of way granted to Columbia Gulf of record in Book 4215, page 425, Register's Office for Davidson County, Tennessee and partially released by Partial Release of record in Book 11208, page 14, said Register's Office.

Flood Plain Agreement of record in Book 11493, page 254, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2024 Stanford Village Drive, Antioch, Tennessee 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 30th day of May, 2003.

Amy L. Crowe

Amy L. Crowe

Mark Crowe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy L. Crowe and husband, and Mark Crowe, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of May, 2003.

Notary Public

My Commission Expires: 1/12/07

08091-BP