Davidson County DEEDWARR
Recvd: 06/10/03 08:01 3pgs
Fees:18.00 Taxes:373.70
20030610-0079527

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

~~Kendra M. Barbour~~ Jeffrey Hayes	Professional Mortgage Group	Map 73-11
2314 Donna Hill Court	P.O. Box 10189	Parcel 97
Nashville, TN 37214	Murfreesboro, TN 37129	

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Russell Crouch, a married person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto ~~Kendra M. Barbour and~~ **Jeffrey Hayes,** ~~as tenants in common with right of survivorship~~ (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 49 and part of Lot No. 48 on the Plan of Sunset View Subdivision, Sec. 1, as of record in Book 2663, pages 27 and 28*, Register's Office for said County. Said Lot 49 and part of Lot 48 fronts 115 feet on the northerly side of Donna Hill Court and extends back 280.4 feet on the westerly line, 251.1 feet on the easterly line to a dead line in the rear on which it measures 150.6 fee. Being the same property conveyed to Russell Crouch, a married person, by deed of record as Instrument No. 20021218-0155933, said Register's Office.

*as amended in Plat Book 3132, Page 595.

~~This description is the same as was used in the last deed of record.~~

The above described real estate is improved and is not or ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

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.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.

This is improved property commonly known as 2314 Donna Hill Court, Nashville, Tennessee 37214.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $101,000.00.

Affiant

Subscribed and sworn to before me this 30th day of May, 2003.

Notary Public

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

My Commission Expires: 5/28/2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

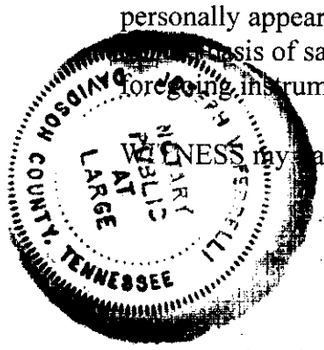
IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of May, 2003.

Russell Crouch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Russell Crouch, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of **May, 2003**.



Joseph V. Ferrelli
Notary Public

My Commission Expires:_____

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004