This Instrument Was Prepared By:
Nancy King Crawford, Attorney at Law
1929 21st Avenue South
Nashville, TN 37212
(615) 292-2331

Davidson County DEEDWARR
Recvd: 07/30/03 10:40 2pgs
Fees:13.00 Taxes:481.00
20030730-0107369

WARRANTY DEED

Address New Owner(s) as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
James A. and Barbara W. Crawford 275 East End Road Goodlettsville, Tennessee 37072	SAME	26-13 38.00

NANCY KING CRAWFORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires JUNE 24, 2006

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration for this transfer is $ 130,000.00.

Inez Payne
Inez Payne, Affiant

Subscribed and sworn to before me on this 29th day of July, 2003.

Nancy King Crawford
Notary Public

My Commission Expires: 6-24-2006

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, INEZ PAYNE and EDWARD KITTRELL, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES A. CRAWFORD, and wife, BARBARA W. CRAWFORD, hereinafter called the Grantees, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 10 on the Plan of Echo Meadows of record in Book 2331, Page 64, in R.O.D.C. Tennessee.

SAID Lot No. 10 fronts 81 feet on the westerly side of Wren Road and runs back between two lines 303 feet on the northerly line and 272.7 feet on the southerly side to a broken line at the rear on which it measures 187 feet.

BEING the same property conveyed to Corbitt Bernard Powell et ux Espie West Powell by Warranty Deed of record in Book 2903, Page 582, Register's Office for Davidson County, Tennessee.

The said Corbitt Bernard Powell predeceased his wife, Espie West Powell. The said Espie West Powell, now deceased, a citizen and resident of Sumner County, Tennessee, said Espie West Powell having devised the property to said Inez Payne and Edward Kittrell, pursuant to her Will as found in Will Book 64, Page 408, Probate Court, Sumner County, Tennessee.

This conveyance is subject to:
2003 taxes a lien which are not yet due and payable; and
all other matters of record.

This is improved property known as 823 Wren Road, Goodlettsville, Tennessee, 37072, in Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out.

Grantors do further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of July, 2003.

Inez Payne
Inez Payne

Edward Kittrell
Edward Kittrell

NANCY KING CRAWFORD NOTARY PUBLIC AT LARGE TENNESSEE SUMNER COUNTY, TENN. My Commission Expires JUNE 24, 2006

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared INEZ PAYNE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained, by signing her name.

WITNESS my hand and official seal at Hendersonville, Tennessee, this 29th day of July, 2003.

Nancy King Crawford
Notary Public

My Commission Expires: 6-24-06

NANCY KING CRAWFORD NOTARY PUBLIC AT LARGE TENNESSEE SUMNER COUNTY, TENN. My Commission Expires JUNE 24, 2006

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared EDWARD KITTRELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained, by signing his name.

WITNESS my hand and official seal at Hendersonville, Tennessee, this 29th day of July, 2003.

Nancy King Crawford
Notary Public

My Commission Expires: 6-24-06