THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 21021**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $900,000.00. Affiant Subscribed and sworn to before me, this 30th day of July, 2003. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 08/07/03 16:04 2pgs
Fees:13.00 Taxes:3330.00

20030807-0112912

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. Jeremy Werthan 3714 Wimbledon Road Nashville, TN 37215	3714 Wimbledon Rd. Nashville, TN 37215	MAP 116-08 PAR 192.00 FB 07DA 93321

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, SAMUEL K. CROCKER AND WIFE, KATHERINE S. CROCKER ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JEREMY WERTHAN AND WIFE, SUZANNE WERTHAN ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3714 Wimbledon Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of July, 2003.

SAMUEL K. CROCKER

KATHERINE S. CROCKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, SAMUEL K. CROCKER AND WIFE, KATHERINE S. CROCKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2003.

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Gayle Malone Subdivision, as of record in Plat Book 9700, page 422, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being part of the same property conveyed to Gayle Malone Jr. and Samuel K. Crocker by deed from Judith A. Wakefield Sandlin and Robert T. Whisenant Executors of the Estate of Murrey Louis Wakefield, deceased, of record in Book 10518, page 926, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Book 10878, page 888, Register's Office for Davidson County, Tennessee, Gayle Malone, Jr. conveyed his interest in subject property to Samuel K. Crocker. By quitclaim deed of record in Book 11601, page 318, Register's Office for Davidson County, Tennesee, Samuel K. Crocker conveyed his interest in subject property to Samuel K. Crocker and wife, Katherine S. Crocker.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 3347, page 386, Book 3347, page 390 and Book 3883, page 655, Book 4568, page 927; and (5) All matters appearing on the Plan of record in Plat Book 9700, page 422, said Register's Office.