Davidson County DEEDWARR
Recvd: 08/15/03 07:52 3pgs
Fees:18.00 Taxes:686.35
20030815-0117550

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Larry Hillyard Crowder
103 Windsor Terrace Dr., Unit #103
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:
National Bank of Commerce
218 20th Ave. North
Nashville, TN 37203

MAP **143-1**
GROUP **A**
PARCEL **103.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Sue McIntosh, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Larry Hillyard Crowder, unmarried**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A"

Being the same property conveyed to Sue McIntosh, by deed from Larry K. McClain and Dettie B. McClain of record in Book 11067, page 161, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 103 Windsor Terrace Dr., Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", his heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 7th day of August, 2003.

Sue McIntosh

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sue McIntosh, unmarried**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 7th day of August, 2003.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $185,500.00.

AFFIANT

Subscribed and sworn to before me on this 7th day of August, 2003.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 9/25/2004

Exhibit A

Land in Davidson County, Tennessee, being Unit No. 103 of Windsor terrace Condominiums created under Title 66, Section 27-101 et seq. as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 7150, page 921, and amended in Book 7436, page 667, re-recorded in Book 7464, page 297 and further amended in Book 7661, page 40, Book 7729, page 206, Book 7980, page 717, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Exhibit "C" of said Amendment to the Master Deed of record in Book 7436, page 671 and re-recorded in Book 7164, page 301, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Larry Hillyard Crowder, unmarried by deed from Sue McIntosh, unmarried being recorded simultaneously herewith in Instr. No. _____, said Register's Office.