Return To:
First Title & Escrow
2000 Richard Jones Road
Nashville, TN 37215
File Box 9B
#21214

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

ADDRESS NEW OWNER:
Peter T. Cummings
239 Windsor Terrace Dr.
Nashville, Tennessee 37221

SEND TAX BILL TO:
~~Owner~~
Suntrust Mortgage
210 Fourth Avenue North, 7th fl
Nashville, TN 37219

MORTGAGEE:
SunTrust Mortgage, Inc.
201 Fourth Avenue North, 7th Floor
Nashville, TN 37219

MAP **143-01**
GROUP **A**
PARCEL **239.00co**

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, **Larry H. Crowder, Sr., unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Peter T. Cummings and wife, Elizabeth J. Cummings**, hereinafter called the "GRANTEES", thier heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 239 of Windsor Terrace Condominiums, Phase III, of record as Exhibit "B" to an amendment to Master Deed in Book 7661, page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Larry H. Crowder, Sr., unmarried by deed from Charles D. Cowan and wife, Macqueline A. Cowan of record in Instrument no. 20010531-0056508, Register's Office for 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 239 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", their heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that he 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 himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and their 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.

Davidson County DEEDWARR
Recvd: 08/19/03 12:21 2pgs
Fees:13.00 Taxes:621.60
20030819-0120075

WITNESS my hand this the 31st day of July, 2003.

Larry H. Crowder, Sr.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

WITNESS my hand and official seal this 31st day of July, 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 $168,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of July, 2003.

NOTARY PUBLIC

My Commission Expires:

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE