PROPERTY TAX INFORMATION:

OWNER: David Crabtree and wife,
Cynthia Crabtree
3232 Country Lawn Drive
Antioch, TN 37013

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

Map/Group: 150-7
Parcel: 210

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, I the undersigned, **Evelyn M. Hines, unmarried,** have bargained and sold and does hereby transfer and convey unto **David Crabtree and wife, Cynthia Crabtree,** their heirs and assigns, forever, that certain tract or parcel of real estate situated in the 2DX-04841 Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot N. 187 on the Plan of The Country Section V of record in Plat Book 5200, Page 271 & 272, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Evelyn M. Hines, by Warranty Deed from Richard Lee Potts and wife, Brenda A. Potts, of record in Deed Book 11140, Page 839, Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantees, their heirs and assigns, forever.

I, the undersigned, covenants with the said Grantees that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same; and that the same is unencumbered, except by lien of the 2003 property taxes which have been prorated between the parties and paid.

I, the undersigned further covenants and bind myself, my heirs and assigns, to forever warrant and defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Davidson County DEEDWARR
Recvd: 11/03/03 14:50 2pgs
Fees:13.00 Taxes:555.00
20031103-0161019

Possession of said real estate is to be given by the Grantor to the Grantees upon delivery of this deed.

WITNESS OUR HAND, this the 30th day of October, 2003.

Evelyn M. Hines

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

On this 30th day of October, 2003, before me personally appeared Evelyn M. Hines, to me known or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

NOTARY PUBLIC

JACK EVANS GRITTON, II Notary At Large RUTHERFORD COUNTY, TN

My Commission Expires: 04-19-04

STATE OF TENNESSEE)
ss
RUTHERFORD COUNTY)

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, on this 30th day of October, 2003.

NOTARY PUBLIC

JACK EVANS GRITTON, II Notary At Large RUTHERFORD COUNTY, TN

My Commission Expires: 04-19-04

/G3211