PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 11/18/03 12:07 3pgs
Fees:18.00 Taxes:1013.80
20031118-0168194

W & I Ref:(KM) Title No: 45173
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Larry Crabtree Mauna Crabtree 3612 Baxter Road Joelton, Tennessee 37080	New Owner

TAX MAP-PARCEL NUMBERS: 008-029

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$274,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Helen Adcox Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Larry Crabtree and spouse, Mauna Crabtree** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at a stone in J. Baxter's line, the southeast corner of the land herein described; running thence north 1 degree east 17.3 poles to a point 2 poles south of a spring; thence down Raccoon Branch with its meanders as follows: South 89 degrees west 20.5 poles; north 60 ¼ degrees west 10.10 poles; north 85 ½ degrees west 8 poles; north 19 ½ degrees west 5.6 poles; north 85 ½ degrees west 5.4 poles; north 27 degrees west 5.16 poles; south 81 degrees west 10.7 poles; north 5 degrees east 10 poles; north 52 ½ degrees west 13 poles; north 35 ½ degrees west 10 poles; north 31 ½ degrees west 11.3 poles; north 24 degrees west 13.7 poles; north 30 degrees west 5.9 poles; north 2 ¼ degrees west 13 poles; north 80 degrees west 4.8 poles; north 46 degrees west 11.88 poles; north 38 ½ degrees west 17 poles to a stake, beech pointers, formerly Dr. Gentry's corner; thence leaving said branch and running north 87 degrees west 9 poles to a stone at the roots of a dead white oak, thence south 1 degree west 117 poles to a gum pointer' thence south 88 ½ degrees east 118.5 poles to the beginning, containing 41 acres, more or less.

Included in the above description, but expressly excluded from this conveyance are the following two (2) parcels of land, to wit:

Tract or Parcel One (1), being the property described in Book 4141, page 279, and being more particularly described as follows:

Beginning in the center line of Baxter Road at a railroad spike set at the southwesterly corner of the property conveyed to Oval Adcox by deed from Laura Adcox Puckett, as of record in Book 3283, page 383, Register's Office for said County, said beginning point being also the southeasterly corner of the property conveyed to John O. Adamson and wife, Willie Dell Adamson, by deed from Pualine Lancaster Cook, a widow, of record in Book 3929, page 547, said Register's Office, thence, along the common line of Adamson and Adcox, north 02" 09' east 1,023.3 feet to a point, and then north 04" 34' east 21.7 feet to an iron pin, thence south 86"08' east 125.0 feet to an iron pin; thence south 2"12' west 1,045.0 feet to an iron spike set in the center line of Baxter Road, thence, along the center line of said road, north 86"08' west 125.0 feet to the beginning, containing 3.0 acres, more or less.

and

Tract or Parcel Two (2), being the property described in Book 5345, page 987 and in Book 5357, page 923 wherein it is rerecorded by instrument of correction, and being more particularly described as follows:

Beginning at an iron pin in the center line of Baxter Road approximately ½ mile from Highway 431, being the Southeast corner of this tract and the southwest corner of the McCormick property of record in Book 4783, page 585, Register's Office for Davidson County, Tennessee; thence with the centerline of Baxter Road N. 85°30' W.474.012 foot to an iron pin in the centerline of said road; being the Southwest corner of this tract and the Southeast corner of the Adcox property (of which this is a portion) of record in Book 3283, page 383, said Register's Office; thence with Adcox's line N 8° 48' East 325.64 of this tract and the Northeast corner of this tract and the Northeast corner of said Adcox property; and being in the Armstrong property line of record in Book 554, page 551, said Register's Office; thence with the Armstrong property south line S 75° 34' East 242.11 feet to an iron pin; S 84°13' E 208.70 feet to an iron pin near a spring and being the Northeast corner of this tract and the Northwest corner of the McCormick property; thence with the McCormick property S 4° 00' W.277.54 feet to the beginning.

Being part of the property conveyed to Oval Adcox by deed from Laura Adcox Puckett dated October 4, 1961, of record in Book 3283, page 303, said Register's Office.

Being the same property conveyed to Frank Adcox and Oval Adcox by deed from L. A. Cantrell and wife, Willie Cantrell of record in Book 1643, page 627, said Register's Office. By deed of record in Book 1974, page 303, said Register's Office, a one-half undivided interest was conveyed to Laura Adcox Puckett. By deed of record in Book 3283, page 383, said Register's Office, Laura Adcox Puckett conveyed a one half undivided interest to Oval Adcox. By quitclaim deed of record in Book 6280, page 796, said Register's Office, a tenancy by the entireties was created in Oval Adcox and wife, Helen Frances Adcox. By quitclaim deed of record in Document No. 200202250023754, said Register's Office, subject property was conveyed to the Helen Adcox Trust. By Order Approving Sale of Real Property No. 03P-673, in the seventh Circuit Court for Davidson County, Tennessee, Probate division, and recorded prior hereto and simultaneously herewith, Thomas H. Ware, Successor Trustee for the Helen Adcox Trust, was authorized and empowered to convey subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years. Said taxes are neither due nor payable. Tax reference numbers 008-029.

This is improved property, known as: 3612 Baxter Road, Joelton, Tennessee 37080

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of November, 2003.

Thomas H Ware, Trustee

Helen Adcox Trust

State of TENNESSEE

County of DAVIDSON

On this 12th day of November, 2003 , before me the undersigned authority, personally appeared Helen Adcox Trust , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $274,000.00

Affiant

Sworn and subscribed before me this the 12th day of November, 2003

Notary Public

My Commission Expires:

CHRISTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007