Davidson County Recorder
Bill Garrett
20031223-0182456

DocType: DEEDWARR
Recvd: 12/23/03 12:06
TotalPgs: 2

Fees: $13.00
Taxes: 240.5
Dispo: ND

Notes: 200:312+230182456
Other: 12:06:24PM

Davidson County DEEDWARR
Recvd: 12/23/03 12:06 2pgs
Fees:13.00 Taxes:240.50
20031223-0182456

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Timothy E Drowns
Affiant

Subscribed and sworn to before me, this 22nd day of December 2003.

Notary Public
My commission expires: 4/21/07

Address of New Owner:	Send Tax Bills to:	Tax Information
Timothy Drowns 106 Deer Ridge Lane Hendersonville TN 37075	SAME	178/71

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Edmond Eugene McCrickard and wife Sharon Kaye McCrickard hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Timothy E Drowns and wife Christine M Drowns hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the Second Civil District of Davidson County, Tennessee, being Lot No. 2 of Fox Hollow Farms and being more particularly described as follows:

Beginning at a point in the South line of Wayne Groves etux, of record in Deed Book 4494, page 53, said Register's Office, said point being South 87 degrees 36 minutes 00 seconds West, 334.40 feet and South 74 degrees 58 minutes 10 seconds West, 411.98 feet along said South line from the most Northeast corner of Fox Hollow Farms in the West margin of Highway 96; thence, from the point of beginning, with the West line of Lot No. 1, South 34 degrees 06 minutes 38 seconds East, 145.22 feet to a point; thence South 05 degrees 58 minutes 26 seconds West, 127.83 feet to a point; thence South 36 degrees 12 minutes 45 seconds East, 205.80 feet to a point; thence, North 53 degrees 47 minutes 13 seconds East, 92.12 feet to a point; thence, leaving Lot No. 1, South 35 degrees 58 minutes 46 seconds East 125.50 feet to a point; thence, South 54 degrees 01 minute 14 seconds West, 461.46 feet to a point; thence North 34 degrees 47 minutes 18 seconds West, 123.66 feet to a point at the Southeast corner of Lot No. 3; thence, with the East line of Lot No. 3, North 25 degrees 00 minutes 22 seconds West , 466.50 feet to a point in the South line of Wayne Groves; thence, with said Groves, North 64 degrees 59 minutes 38 seconds East, 85.00 feet to a point; thence, North 52 degrees 53 minutes 54 seconds East, 283.80 feet to the Point of Beginning

Being the same property conveyed to Edmond Eugene McCrickard and wife, Sharon Kaye McCrickard by Deed of record in Book 10041, Page 577, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) The dower, curtesy, homestead, community property, or other statutory marital rights, if any, of the spouse of any individual insured. 2) Rights or claims of parties in possession not shown by the public records. 3) Easements, or claims of easements, not shown by the public records. 4) Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey should show. 5) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. 6) Taxes for the year 2004, a lien, which are not yet due

and payable. Tax Parcel No. 178/71 7) If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq. 8) Restrictions as contained in Book 8353, page 806. 9) Easement(s) of record in Book 9340, page 585; Book 8916, page 345, correction in Book 8960, page 247; Book 9052, page 433, revised in Book 9137, page 784, corrected in Book 9305, page 487 in the said Register's Office. 10) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in Declaration of Protective Covenants, Conditions and Restrictions recorded in Book 8960, page 252, Amended in Book 9048, page 590; amended in Book 9052, page 433; Book 9137, page 784; Book 9340, page 579; Book 9400, page 936; corrected in Book 9772, page 401, amended in Book 9454, page 59; Book 9648, page 407; Book 9892, page 743; Book 9981, page 497; Book 10112, page 348 and corrected in Book 10173, page 415 and Book 10675, page 549, amended in Book 10940, page 193 and Book 10940, page 200 and Instrument No. 20020103-0001120, and in any allied instrument(s) referred to in said restrictions. 11) Notice of Lien in Instrument No. 20020626-0076907, filed by Fox Hollow Farms Homeowners Association.

This property is improved property known as 3 Foxvale Lane, 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 22nd day of December, 2003.

Edmond Eugene McCrickard

Sharon Kaye McCrickard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edmond Eugene McCrickard and Sharon Kaye McCrickard, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 22nd day of December, 2003

Notary Public

My Commission expires: 4/21/07

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

FILE NO: 04211