WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/30/03 13:59 2pgs
Fees:13.00 Taxes:691.90

20031230-0183898

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 187,000.00

Madlyn N Butler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 2003

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 25, 2005
(AFFIX SEAL)

NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2005

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Madlyn N. Butler (NAME)	AmSouth Bank (NAME)	MAP 52-9
1017 Falls Avenue (ADDRESS)	2050 Parkway Office Circle RCN-6 (ADDRESS)	PARCELS 27 AND
Madison, TN 37115 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	28

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, David Leo Crane, Sr. and wife, Carole B. Crane

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Madlyn N. Butler

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Montague Falls, Chas. U. Coggin's Subdivision of part of Tract No. 18 on the Plan of Montague, as of record in Book 421, Page 166, Register's Office for Davidson County, Tennessee.

Said lot No. 5 fronts 120 feet on the southeasterly side of a private drive (now called Falls Avenue) and runs back between parallel lines 320 feet to the Cumberland River. THIS PROPERTY IS FURTHER IDENTIFIED ON DAVIDSON COUNTY PROPERTY TAX ASSESSOR'S MAPS AS MAP 52-9 PARCELS 27 AND 28.

Being the same property conveyed to David Leo Crane, Sr., and wife, Carole B. Crane by Warranty Deed from Earl T. Bracey, Jr., and wife, Dianne W. Bracey of record in Book 11510, Page 404, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF MONTAGUE FALLS, CHAS. U. COGGIN'S SUBDIVISION OF PART OF TRACT NO. 18 ON THE PLAN OF MONTAGUE OF RECORD IN BOOK 421, PAGE 166, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO AN EASEMENT HEREBY RETAINED BY GRANTORS FOR GRANTORS' EXCLUSIVE AND PERPETUAL USE OF A STRIP OF PROPERTY WITHIN PARCEL NO. 27, WHICH EASEMENT BEGINS AT THE NORTHWEST FRONT CORNER OF PARCEL 27 AND ANGLES IN A SOUTHEASTERLY DIRECTION ALONG THE ADJACENT PROPERTY LINE OF PARCEL 26 TO A WIDTH OF 10 FEET TO THE REAR SOUTHEAST CORNER.

unimproved ( )
This is improved (X) property, known as 1017 Falls Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hand s this 29th day of December, 2003

David Leo Crane Sr.
David Leo Crane, Sr.

Carole B. Crane
Carole B. Crane

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Leo Crane, Sr. and wife, Carole B. Crane

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 Madison, Tennessee, this 29th day of December, 2003.

Commission expires March 25, 2006

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public