McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $370,000.00

Affiant

Subscribed and sworn to before me,
this 31st day of March, 2004.

Notary Public

My commission expires:

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

Davidson County DEEDWARR
Recvd: 04/08/04 11:48 2pgs
Fees:13.00 Taxes:1369.00

20040408-0040217

THIS INSTRUMENT WAS PREPARED BY:
McCann & Hubbard
7105 Crossroads Blvd., Suite 102
Brentwood, TN 37027
615-377-3319

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John Victor Brown, Jr. **Sue S. Brown**	**New Owner**	**Map 118-02, Parcel 210**
5103 Seward Road		**Map 118-02, Parcel 211**
Brentwood, Tennessee 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Albert F. Crockett, Jr. and wife, Jewell R. Crockett

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

John Victor Brown, Jr. and wife, Sue S. Brown

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 Nos. 39 & 40 on the Map of Geo. I. Waddey's Subdivision of Westwood, as of record in Book 332, page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Lot 39:
Being the same property conveyed to Albert F. Crockett, Jr., and Jewell R. Crockett, husband and wife, by Warranty Deed from Marjorie Scruggs Scoggins, Mary Hyde Ellis and Albert F. Crockett, Jr., Executor of the Estate of Georgia Scruggs Phillips, deceased.

Lot 40:
Being the same property conveyed to Albert Crockett, Jr. and wife Jewell R. Crockett, by Warranty Deed, from John P. Brown and wife Hazel S. Brown, of Record in Book 4505, Page 140, Dated May 18, 1971, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 332, Page 99, Register's Office for DAVIDSON County, Tennessee.
Sanitary sewer and drainage easement to Metro of record in Book 4703, Page 457, Register's Office for DAVIDSON County, Tennessee.
Any and all visible easements lying on or across the property.

This is improved (x) unimproved ( ) property known as 2605 and 2607 Westwood Drive, Nashville, TN 37204.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 31st day of March, 2004.

Albert F. Crockett Jr by Jewell R Crockett attorney in fact

Albert F. Crockett, Jr.
By: Jewell R. Crockett, Attorney-in-fact

Jewell R. Crockett

_____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, the within named, Jewell R. Crockett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2004.

_____
Notary Public

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires:_____

My Commission Expires MAR. 27, 2005

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, the within named, Jewell R. Crockett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact for Albert F. Crockett, Jr., and that she is authorized by Albert F. Crockett, Jr., to execute this instrument on his behalf

Witness my hand, at office, this 31st day of March, 2004.

_____
Notary Public

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires:_____

My Commission Expires