Dav. Co. File Box 14-A
jtc file no. 17048-1

PREPARED BY (AND RETURN TO):

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W & I Ref:(gj) Title No: 45517
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/29/04 11:34 2pgs
Fees:13.00 Taxes:1202.50
20040429-0048653

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brad Bolton Teresa B. Bolton 6010 Dunham Springs Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 130-11-065

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$325,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dan Crowe and spouse, Jean N. Crowe**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brad Bolton and spouse, Teresa B. Bolton** 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:**

Land in Davidson County, Tennessee, being Lot No. 4 of Block "E" on the Plan of Tyne Meade of record in Book 1424, page 12-14, Register's Office for said County.

Said Lot No. 4 of Block "E" fronts 170.00 feet on the northwesterly margin of Harpeth Hills Drive and extends back between parallel lines 263.2 feet to a dead line.

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; The Plan, with Owner's Certificate, of record in Plat Book 1424 Page 12, 13,and 14, said Register's Office, which Plan shows a 75 foot minimum building setback line from Harpeth Hills Drive and a 10 foot easement for public utility purposes along the rear line(s); Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4260, page 104, said Register's Office.

Being the same property conveyed to Dan Crowe and spouse, Jean N. Crowe by deed from Iain C. W. Briggs, unmarried of record in Book 9937, page 552, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 4506 Harpeth Hills Drive, Nashville, Tennessee 37215

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 23rd day of April, 2004.

Dan Crowe

Jean N. Crowe

State of TENNESSEE

County of DAVIDSON

On this 23rd day of April, 2004 , before me the undersigned authority, personally appeared Dan Crowe Jean N. Crowe , 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.

Notary

State of TENNESSEE

County of DAVIDSON My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Sworn and subscribed before me this the 28th day of April, 2004

My Commission Expires: 3/25/06

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public