Davidson County DEEDWARR
Recvd: 05/06/04 12:21 2pgs
Fees:13.00 Taxes:499.50
20040506-0051914

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of April, 2004.

SUSAN KAYE RICE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: May 24, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Samuel D. Crish, II and Christine M. Crish
140 Lake Park Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
SunTrust Mortgage, Inc.
201 4th Ave., N., 7th Floor
Nashville, TN 37219

MAP-PARCEL NUMBERS:
119-15-0-098.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lawrence A. Adams and wife, Marian E. Adams** hereinafter referred to as Grantors, hereby transfers and conveys to **Samuel D. Crish, II and Christine M. Crish, married** hereinafter referred to as 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. 23 on the Plan of Southlake, Section Four, as of record in Book 3300, page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 73.80 feet on the northerly side of Lake Park Drive and extends back 204.76 feet on the westerly line and 260.42 feet on the easterly line to a dead line in the rear, measuring 191.53 feet thereon.

Being the same property conveyed to Lawrence A. Adams and wife, Marian E. Adams by Assumption Warranty Deed from Paul R. Peery and wife, Margaret E. Peery of record in Book 4272, page 438, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 3300, Page 85, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 140 Lake Park Drive, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 29th day of April, 2004.

x Lawrence A Adams
Lawrence A. Adams

x Marian E. Adams
Marian E. Adams

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 Lawrence A. Adams and wife, and Marian E. Adams, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 2004.

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 11/2/05

My Commission Expires 11/02/05

10365-BP