FILE NO. SP42992
FILE BOX "7"

Davidson County DEEDWARR
Recvd: 05/07/04 12:35 2pgs
Fees:13.00 Taxes:266.77
20040507-0052343

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,100.000

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of April, 2004.

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/25/06

My Commission Expires MAR. 25, 2006

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:
Judson A. Crawford and Myles A. Crawford
2105 Carter Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 083-03-0-142.00

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, **4 J L.P., A Tennessee Limited and Partnership** hereinafter referred to as Grantors, hereby transfers and conveys to **Judson A. Crawford and Myles A. Crawford** 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 as follows:

Being Lot No. 27 on the Plan of Mrs. Minnie E. Martin Subdivision of Lot No. 58 and part of lot 59 Brownsville, as of record in Book 547, Page 137, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 67 feet on the northerly side of Carter Street and runs back 150 feet on the easterly side and 153 feet on the westerly side with and alley to a 12 foot allet in the rear upon which it measures about 30 feet.

Being the same property conveyed to The 4J L.P., a Tennessee Limited Partnership by Quitclaim Deed from James N. Stansell and wife, Delores R. Stansell of record in Book 9359, Page 373, Register's Office for Davidson County, Tennessee, dated May 27, 1994.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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 2105 Carter Avenue, Nashville, Tennessee 37206.

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 27th day of April, 2004.

4 J L.P., A Tennessee Limited Partnership

James N. Stansell, Jr.

State Street Corp., General Partner
By: James N. Stansell, Jr.
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, K. Thomas Sidwell, a Notary Public for the State and County aforesaid, James N. Stansell, Jr., with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of State Street Corp., and is authorized by said corporation to execute this instrument on its behalf. State Street Corp., is the General Partner in 4-J L.P., Tennessee limited Partnership.

Witness my hand, at office, this 27th day of April, 2004.

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public
My commission expires: 11/2/05

My Commission Expires 11/02/05

10216-BW