THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 18106B
MAP/GROUP/PARCEL:
072-03-0/338.00

Davidson County DEEDWARR
Recvd: 05/26/04 10:04 2pgs
Fees:13.00 Taxes:290.45
20040526-0061698

NEW OWNER'S NAME AND ADDRESS:
ANGELINE R. CROWDER
1303 SHELTON AVENUE
NASHVILLE, TENNESSEE 37216

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, CHRISTOPHER TODD KEMPER and SONYA L. KEMPER, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto ANGELINE R. CROWDER, A MARRIED WOMAN, her heirs and assigns, hereinafter called Grantee, property described as follows:

> LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11 ON THE PLAN OF MORA SHARPE LANDS, AS OF RECORD IN BOOK 547, PAGE 114, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.
>
> The subject property is commonly known as 1303 SHELTON AVENUE, Nashville, TN 37216.
>
> BEING the same property conveyed to Grantors herein by deed of record in Book 9681, Page 451, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Christopher Todd Kemper
CHRISTOPHER TODD KEMPER

Sonya L. Kemper by Julia A. Steppee, Atty. In Fact
SONYA L. KEMPER
BY: JULIA A. STEPPEE, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, CHRISTOPHER TODD KEMPER, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 21st day of MAY, 2004.

NOTARY PUBLIC

My Commission Expires:

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES: SEPT 22, 2007

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, JULIA A. STEPPEE, with whom I am personally acquainted and who upon oath acknowledged Julia A. Steppee to be the Attorney in Fact for Sonya L. Kemper, the within named bargainor, and that Julia A. Steppee as such Attorney in Fact being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Sonya L. Kemper as Attorney in Fact.

DONE at offices in Hendersonville, Tennessee, on this the 21st day of May, 2004.

NOTARY PUBLIC

My Commission Expires:

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES: SEPT 22, 2007

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $78,500.00.

Angelie R Crowder
AFFIANT

Sworn to and subscribed before me, this the 21st day of May 2004.

NOTARY PUBLIC

My Commission Expires:

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES: SEPT 22, 2007