First Volunteer Title of Tennessee, Inc. 1411 West Main Street, Ste C Lebanon, TN 37087

This Instrument Prepared By:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Todd A. Crowder
Angie R. Crowder
21 Waters Ave.
Nashville, TN. 37206

SEND TAX BILL TO:
OWNER

MAP **83**
GROUP **07-0**
PARCEL **23.00**

MORTGAGEE:
Franklin Mortgage Funding
25 Century Blvd., Suite 606
Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 05/28/04 12:48 2pgs
Fees:13.00 Taxes:240.13
20040528-0063070

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named , and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clara A. Johnson, unmarried** hereinafter called the , bargained and sold, and by these presents, transfer and convey unto **Todd A. Crowder,and wife Angeline R. Crowder**, hereinafter called the GRANTEES , their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being the westerly 1/2 of Lot No. 6 on the Map of Waters 2nd Addition, as of record in Book 161, Page 172, Register's Office of Davidson County, Tennessee.

Said Part of lot fronts 50 feet on the northerly side of Waters Avenue and runs back between parallel lines, along the easterly msrgin of an unnamed street, 160 feet to an alley.

Being the same property conveyed to Lynn Foster Johnson and wife, Clara Johnson, by Deed from R. Loyd Scobey and Loyd Scobey Jr., dated May 19, 1953, and of record in Book 2149, Page 11, Register's Office of Davidson County, Tennessee. Lynn Foster Johnson is now deceased.

Being the same property conveyed to Clara A. Johnson, unmarried by deed from Clara A. Johnson dated May 19, 1953, of record in Book 2149, page 11, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 21 Waters Ave., 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", its successors and assigns, forever, and GRANTORS do covenant with the said "GRANTEES" that they are 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 "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and its successors and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this the 27 day of May, 2004.

Clara A. Johnson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Clara A. Johnson, unmarried, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 27 day of May, 2004.

NOTARY PUBLIC

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 2-24-08

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $64,900.00.

AFFIANT

Subscribed and sworn to before me on this 27 day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 2-24-08

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.