Return To:

Elite Title Company
109 Westpark Drive
Suite 100 230
Brentwood, TN 37027

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040272

Send Tax Bills To:
Same

Davidson County DEEDWARR
Recvd: 07/01/04 09:29 2pgs
Fees:13.00 Taxes:493.95

20040701-0078247

New Owner is:
James Atkins, Jr.
713 Barlin Court
Nashville, TN 37221

MAP: 142-10-0-B
PARCEL: 6.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Patrick C. Crowe and wife, and Kristie D. Crowe**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **James Atkins, Jr.** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 106 on the plan of Belle Pointe, Phase III, a Planned Unit Development, of record in Book 6250, page 872, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Patrick C. Crowe and wife, Kristie D. Crowe by Deed from Alan F. Kaplan and wife, Carol E. Kaplan dated 08/13/99, recorded 08/24/99, in Book 11632, page 794, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns

against the lawful claims of all persons whomsoever.

WITNESS our hands this 24 day of June, 2004.

GRANTOR:

Patrick C. Crowe

Kristie D. Crowe

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Patrick C. Crowe and wife, and Kristie D. Crowe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 24 day of June, 2004.

Notary Public

My Commission Expires:_____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 25, 2007

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $133,500.00.

Affiant

SWORN TO and subscribed before me this 24 day of June, 2004.

NOTARY PUBLIC

My commission expires:

_____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.