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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 22777-04-2004** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $157,500.00.<br>Affiant<br>Subscribed and sworn to before me this 30th day of June, 2004.<br>Notary Public |

CARA MONFORTE NOTARY PUBLIC My Commission Expires: AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/08/04 15:33 2pgs
Fees:13.00 Taxes:582.75
20040708-0081518

# WARRANTY DEED

My Commission Expires JAN. 26, 2008

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| **Address New Owner:**<br>James L. Shrewsbury<br>Margaret P. Shrewsbury<br>102 Sloan Road<br>Nashville, TN 37209 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map No.103.08-0B<br>Parcel No. 102.00 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eric Crawford, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James L. Shrewsbury and wife, Margaret P. Shrewsbury** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 102 Sloan Road, Nashville, TN 37209

KATHERINE R. CRAWFORD, the spouse of ERIC CRAWFORD, joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said ERIC CRAWFORD.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 30th day of June, 2004.

Eric Crawford

Katherine R. Crawford, BY: Eric Crawford, Attorney-In-Fact pursuant to a power of attorney being placed of record simultaneously herewith

Attorney In Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Eric Crawford**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2004.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary Public My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Eric Crawford,** with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said **Katherine R. Crawford** and is authorized by the said **Katherine R. Crawford** to execute this instrument on HER behalf.

Witness my hand, at Office, this 30th day of JUNE, 2004.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: _____ Notary Public My Commission Expires SEPT. 22, 2007

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 102 Bldg. "D", together with the appurtenant interest in the common elements of Parklane Condominiums Phase I (incorrectly shown as Phase II in instruments of record in Book 7750, page 883, Book 8781, page 602 and Book 10126, page 985), a horizontal property regime established by Master Deed, of record in Book 7376, page 571, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed.

Being the same property conveyed to Eric Crawford, unmarried by deed dated December 29, 2000 from Allison L. McDonald, unmarried and Darrell G. McDonald and wife, Marilyn A. McDonald of record as Instrument No. 20010102-0000495, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Charter of Incorporation of The Parklane Homeowner's Association, Inc. of record in Book 7710, page 305, amended in Book 7895, page 173, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Parklane Condominiums Phase I, of record in Book 7376, page 571, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.