NEW OWNER:

RANDEL L. CROTTS
814 OAK KNOLL CIRCLE
MT. JULIET, TN 37122

SEND TAX BILLS TO:
NEW OWNER

Map 43
Group 01-0
Parcel 221 & 27

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
FILE NO: 04-0791

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 07/13/04 15:04 3pgs
Fees:18.00 Taxes:1063.75
20040713-0083490

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Eighty-Seven Thousand Five Hundred and 00/100 Dollars ($287,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KARENE PROPERTIES, L.P., a Tennessee limited partnership** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **RANDEL L. CROTTS,** ("Grantee"), his/her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

PARCEL A: Land located in Davidson County, Tennessee, being Lot No.s 1, 22, 23, and 24 of Block "E" of EAST LAWN, a Subdivision of Part of Edgemeade Farm, plat of which is of record in Book 547, Pages 153 and 154, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Karene Properties, L.P., by quitclaim deeds from Karene Corporation, of record in Book 8832, Page 60, Book 8832, Page 58, and Book 8832, Page 56, Register's Office for Davidson County, Tennessee. For further reference, see deeds of record in Book 8097, page 48, Book 8097, page 51 and Book 8097, page 57, said Register's Office.

PARCEL B: Land located in Davidson County, Tennessee, being Lot No. 2 of Block "E" of EAST LAWN, a Subdivision of Part of Edgemeade Farm, plat of which is of record in Book 547, Pages 153 and 154, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Karene Properties, L.P., by deed from Hugh Fletcher, Trustee, dated December 31, 1992, and of record in Book 8832, page 64, said Register's Office.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 547, Pages 153 and 154, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 8th day of July, 2004.

KARENE PROPERTIES, L.P.

By: Calvert Hugh Fletcher

Calvert Hugh Fletcher, General Partner

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **CALVERT HUGH FLETCHER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is the **GENERAL PARTNER** of **KARENE PROPERTIES, L.P.,** the within-named bargainor, and as such authorized partner, being given the authority to so do, executed the within instrument on behalf of the partnership by signing its name as such authorized partner.

WITNESS my hand and official seal at office this 8th day of July, 2004.

NOTARY PUBLIC

My commission expires: 9-7-05

DAVID B. TOUCH NOTARY PUBLIC AT LARGE WILSON CO. TENN.

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The actual consideration or value, whichever is greater, for this transfer is **$287,500.00**.

AFFIANT

Sworn to and subscribed to before me this 8th day of July, 2004.

NOTARY PUBLIC

My commission expires: 9-7-05

DAVID B. TOUCH NOTARY PUBLIC AT LARGE WILSON CO. TENN.