THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23049-06-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $331,400.00. Patricia Green Affiant Subscribed and sworn to before me this 2nd day of August, 2004. Catherine M. Wood Notary Public My Commission Expires: 9-25-04

CATHERINE M. WOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: George Bradley Nowell Starling Nowell 119 Keyway Drive Nashville, TN 37205	**Send Tax Bills To:** National Bank of Commerce 115 29th Avenue South Nashville, TN 37212	**Tax Information:** Map No.129.04-0 Parcel No. 058.00

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, **Samuel E. Crewse, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **George Bradley Nowell and wife, Starling Nowell** ("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 119 Keyway Drive, Nashville, TN 37205

JANE ALLISON CREWSE, the spouse of SAMUEL E. CREWSE, joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said SAMUEL E. CREWSE.

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 2nd day of August, 2004.

Samuel E. Crewse

Jane Allison Crewse

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 2nd day of August, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 08/06/04 15:07 2pgs
Fees:13.00 Taxes:1226.18

20040806-0095293

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of West Meade Farms Section 3 as of record in Plat Book 1835, page 4, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description, together with that part of an unimproved right-of-way contiguous to subject property closed by the Metropolitan Government of Nashville & Davidson County, Ordinance No. 094-1021.

Being the same property conveyed to Samuel E. Crewse, unmarried by deed dated April 15, 1997 from Jane Verkouteren, unmarried of record in Book 10418, page 944, 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. All matters appearing on the Plan of record as Book 1835, page 4, Register's Office for Davidson County, Tennessee.
3. Subject to the rights of the public and easements, if any, across that portion of subject property closed by the council of the Metropolitan Government of Nashville and Davidson County, Ordinance No. 094-1021, in the County Court Clerk's Office for Davidson County, Tennessee, and any provisions and limitations set forth therein.