REALTY TITLE 06
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Realty Title & Escrow Company, Inc.
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WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2004

Notary Public

MY COMMISSION EXPIRES: 1.27.07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Emma Allein	1st Trust Bank for Savings	Map 084
2208 Weona Drive	P.O. Box 17257	Group 10-0
Nashville, TN 37214	Memphis, TN 38187	Parcel 14.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Johnny R. Crumby, Jr. and wife, Stacy C. Crumby

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Emma Allein and husband, Stephen Allein

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 63, on the Plan of Maplecrest, of record in Plat Book 1835, Page 28, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED HEREIN is the following described property:

Beginning at the point of intersection of the existing southeast margin of Nashville & Eastern Railroad and the east boundary of the Johnny Ray Crumby property; thence with said existing margin having a 1382.39 ft. radius curve right and easterly 122.84 ft. to a point; thence with the west boundary of the George F. Scalf, ETUX property S 01 deg. 12' 30" E 62.04 ft. to a point; thence with the proposed southeast margin of said railroad having a 2794.79 ft. radius curve left and westerly 107.26 ft. to a point; thence with said east boundary N 14 deg. 07' 51" W 51.29 ft. to the point of beginning.

Being the same property conveyed to Johnny R. Crumby, Jr. and wife, Stacy C. Clinkenbeard, unmarried, by deed from Mike Roslofsz, of record in Book 10154, page 469, said Register's Office. Stacy C. Clinkenbeard and Stacy C. Crumby being one and the same person.

This conveyance is subject to Restrictive Covenants of record in Book 3436, page 320, said Register's Office.

This conveyance is subject to 2004 taxes, which have been prorated and assumed by the Grantees; and all matters appearing on the plat of record in Plat Book 1835, page 28, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2208 Weona Drive, Nashville, TN 37214

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, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 08/18/04 10:53 2pgs
Fees:13.00 Taxes:438.08
20040818-0099774

Witness our hands this 16th day of August, 2004.

Johnny R. Crumby, Jr.

Stacy C. Crumby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnny R. Crumby, Jr. and Stacy C. Crumby, 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 and official seal at Nashville, Tennessee, this 16th day of August, 2004.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY