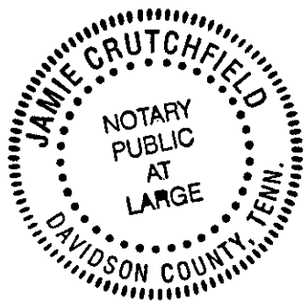
FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2004.

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(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:
Johnny R. Crumby, Jr.	SunTrust Mortgage, Inc.	Map 86
4981 Tulip Grove Lane	201 4th Avenue North, 7th Floor	Group 4-O-B
Hermitage, TN 37076	Nashville, TN 37219	Parcel 89-CO

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

Timothy D. Reed and wife, DeAnne Reed

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

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

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. 44, on the Plan of Section Three, Sunset Oaks, of record in Plat Book 9700, Page 198, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Timothy D. Reed and wife, DeAnne Reed by deed from Frank Batson Homes, Inc., of record in Book 10794, Page 528, dated February 11, 1998, Register's Office for said County.

This conveyance is subject to: (1) 2004 County Taxes which have been prorated and assumed by the Grantees; and (2) All matters appearing on the plat of record in Plat Book 9700, page 198, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictive Covenants and By-Laws of record in Book 9082, page 567, and Book 9082, page 859, 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 4981 Tulip Grove Lane, Hermitage, TN 37076

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.

Witness our hands this 19th day of August, 2004.

Timothy D. Reed

DeAnne Reed

Davidson County DEEDWARR
Recvd: 08/23/04 12:33 2pgs
Fees:13.00 Taxes:740.00

20040823-0101560

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 Timothy D. Reed and Deanne Reed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of August, 2004.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.