# WARRANTY DEED

ERINN K. MARKHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September 2004

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: New Owner | MAP-PARCEL NUMBERS |
|---|---|---|
| Wendell E. Crain, Jr. | ~~New Century Mortgage Corporation~~ | 083-120-12000 |
| (NAME) | (NAME) | |
| 802 Potter Lane | ~~2100 W. Martin Luther King Blvd~~ | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37206 | ~~Tampa, FL 33607~~ | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Virginia Lee Iglehart, individually and Virginia Lee Iglehart, Trustee and Claude Neal Iglehart, II, individually and Claude Neal Iglehart, Successor Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wendell E. Crain, Jr. and wife, Sarah Crain

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:

Property located at 802 Potter Lane, Nashville, Davidson County, Tennessee 37206 AND:

Land in Davidson County, Tennessee, being Lot No. 154 on the Map of Section V, Rosewood Heights, as of record in Book 2331, page 39, Register's Office for said County. Said lot no. 154 fronts 79 feet on the South side of Potter Lane and runs back between lines, 146.7 feet on the East line and 160 feet on the West line to a dead line in the rear measuring 120.1 feet thereon.

Being the same property conveyed to The Virginia Iglehart Revocable Living Trust, Virginia Lee Iglehart, Trustee on 04/04/00, by deed from Virginia Lee Iglehart, filed for record on 04/05/01, in Instrument No. 20000405-0034481, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/24/04 10:18 2pgs
Fees:13.00 Taxes:408.11

20040924-0115383

unimproved ( )
This is improved ( X ) property, known as 802 Potter Lane, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand s this 16th day of September 2004

Virginia Lee Iglehart, individually

Virginia Lee Iglehart, Trustee

Claude Neal Iglehart, II, individually

Claude Neal Iglehart, II, Trustee

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 Virginia Lee Iglehart, indivdually and Virgina Lee Iglehart, Trustee and Claude Neal Iglehart, II, individually and Claude Neal Iglehart, II, Trustee

the bargainor s, 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 and official seal at Old Hickory, Tennessee, this 16th day of September, 2004.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

JAKE CRUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public