return to:
Jim R. Vanderpool, P.C.
5120 Virginia Way, C-22
Brentwood, TN 37027
(615) 370-4443

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 212,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of October, 2004.

Notary Public: Devon L. Sutherland
My Commission Expires: 12/27/04

DEVON L. SUTHERLAND NOTARY PUBLIC AT LARGE PUTNAM CO. TENN.

Davidson County DEEDWARR
Recvd: 10/26/04 14:04 2pgs
Fees:13.00 Taxes:784.40

20041026-0128757

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Michael B. & Michelle S. Lanius 1029 Elmshade Lane Nashville, TN 37211	~~Michael B. & Michelle S. Lanius~~ ~~1029 Elmshade Lane~~ ~~Nashville, TN 37211~~ Equifirst, 500 Forest Point Circle Charlotte, NC 28273	172-3-O-A-62-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 consideration, the receipt of which is hereby acknowledged, we, **Christopher Crowder and wife, Beverly D. Crowder**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michael B. Lanius and wife, Michelle S. Lanius**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 62 on the Plan of The Woodlands, a Planned Unit Development, Phase I, Section I, of record in Plat Book 6900, Page 498 and 499, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Christopher Crowder, unmarried by Warranty Deed from Javid Salimi d/b/a J.S. Construction Co., dated December 13, 2000, recorded December 18, 2000, in Instrument Number 20001218-0123902, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 6900, Page 498 and 499, Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of Record in Book 6710, Page 495 and Book 7091, Page 428, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of Record in Book 7336, Page 3, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of Record in Book 8454, Page 246, Register's Office for Davidson County, Tennessee.

Quitclaim Deed for Common Area to Homeowners Association of Record in Book 8472, Page 310, Register's Office for Davidson County, Tennessee.

Planned Unit Development Boundary of Record in Book 6900, Page 497, Register's Office for Davidson County, Tennessee.

Deed of Conveyance of Record in Book 8541, Page 225, Book 8541, Page 235 and Book 8541, Page 230, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 7334, Page 109, Book 7408, Page 250, Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, Book 8634, Page 224 and Book 8643, Page 675, Register's Office of Davidson County, Tennessee.

By Laws of record in Book 7334, Page 149 and Book 7408, Page 289, Register's Office of Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as **1029 Elmshade Lane, Nashville, TN 37211**

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 21st day of October, 2004

Christopher Crowder

Beverly D. Crowder

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 Christopher Crowder and Beverly D. Crowder, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of October, 2004.

Commission Expires: 12/27/04

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND NOTARY PUBLIC AT LARGE PUTNAM CO. TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-14
Hendersonville, Tn 37075