Box 44 CL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 9th day of December, 2004.

Notary Public

My Commission Expires: 8·2·05

CHRISTINE L. LUND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires AUG. 2, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/13/04 10:01 2pgs
Fees:13.00 Taxes:1461.50
20041213-0147652

ADDRESS NEW OWNER(S) AS FOLLOWS:
George V. Crawford, III and Camille D. Crawford
5941 Long Meadow Road
Nashville, TN 37205

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
116-9-71

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William C. Pinder, Jr., unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **George V. Crawford, III and wife, Camille D. Crawford** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 363 on the Plan of Hillwood Estates, Section 14, as of record in Book 2900, Page 36, Register's Office for said County.

Said Lot No. 363 fronts 175.29 feet on the easterly side of Long Meadow Road and extends back 236.3 feet on the northerly line and 216.2 feet on the southerly line to a dead line, measuring 168 feet thereon.

Being the same property conveyed to William C. Pinder, Jr. and wife, Marie S. Pinder by deed from James E. Patterson and Cecil F. Fox, Partners, doing business as Patterson & Fox Construction Company, of record in Book 3502, Page 247, Register's Office for Davidson County, Tennessee. The said Marie S. Pinder having since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2900, Page 36, Register's Office for Davidson County, Tennessee.

Anchor easement contained in an instrument of record in Book 2994, Page 533, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6255, Page 716, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2004, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 5941 Long Meadow Road, Nashville, TN, 37205.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 this 9th day of December, 2004.

William C. Pinder, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William C. Pinder, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of December, 2004.

Notary Public

My Commission Expires: 11-22-05

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

11756-KH