This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
L. Ollen Crowder, Sr.
L. Ollen Crowder, Jr.
1516 Holmes Circle
Franklin, TN 37064

SEND TAX BILL TO:
Owner

Davidson County DEEDWARR
Recvd: 01/11/05 12:59 3 pgs
Fees:18.00 Taxes:495.80
20050111-0004096

MORTGAGEE:

None

MAP **135**
GROUP
PARCEL **140**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ida C. Palmer, Individually and as the Trustee of The Palmer Family Living Trust dated June 18, 1993** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **L. Ollen Crowder, Sr. and L. Ollen Crowder, Jr. as joint tenants with right of survivorship** hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

See attached Exhibit "A" for legal description

Being the same property conveyed to E. Lucien Palmer* and Ida C. Palmer, Trustees of the Palmer Family Living Trust dated June 18, 1993, by deed from E. Lucien Palmer and wife, Ida Palmer of record in Book 8990, page 158, Register's Office for Davidson County, Tennessee.

***E. Lucien Palmer passed away on July 8, 2004.**

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 1861 Reynolds Rd., Nashville, Tennessee 37217.

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, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 the 10th day of January, 2005.

Ida C. Palmer

Ida C. Palmer, Individually

Ida C. Palmer, Trustee

Ida C. Palmer, Trustee

STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Ida C. Palmer, Individually and as Trustee,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **The Trustee** of **The Palmer Family Living Trust dated June 18, 1993**, the within named bargainor, and with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 10th day of January, 2005.

NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
7-19-08

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is ~~$139,900.00~~ $134,000.00

AFFIANT

Subscribed and sworn to before me on this ~~6th~~ 10th day of January, 2005.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Exhibit "A"

Land lying and being in the 2nd Civil District of Davidson County, Tennessee, and described according to a survey made by John D. McCormick, Surveyor, dated May 4, 1987, and described as follows, to-wit:

BEGINNING at a point in the westerly margin of Reynolds Road, said point being 383 feet, more or less from the north margin of Smith Springs Road along the westerly margin of Reynolds Road and being the northeast corner of the property conveyed to Thomas L. Burnett and wife, Frances V. Burnett by deed of record in Book 3839, page 473, Register's Office, Davidson County, Tennessee; thence N 66 deg. 40' W 446.2 feet to an existing iron pin in the easterly margin of the Irby M. Smith, Jr., et ux property of record in Book 3810, page 121, Register's Office, Davidson County, Tennessee; thence N 1 deg. 00' E 136.10 feet to an existing iron pin; thence S 70 deg. 03' E 461.00 feet to a point on the westerly margin of Reynolds Road; thence with said margin S 9 deg. 30" W 157.65 feet to the point of beginning and containing 1.465 acres, more or less.