WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $732,250.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES: 3-29-06

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-CD-05-2101

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Crowe, Jr.	AmSouth Bank	
2101 20th Avenue South (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	104-12-104

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ALLIANCE CONSTRUCTION INC., A TENNESSEE CORPORATION, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES E. CROWE, JR. AND WIFE, ELIZABETH H. CROWE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot 10 on the plan of Geo. W. Blair's Subdivision of Belmont Heights, of record in Book 332, Page 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof. Said northerly part of Lot No. 10 fronts 50 feet on the westerly side of 20th Avenue South and runs back between parallel lines, with the southerly margin of Bernard Avenue 143 feet on the north line and 143.8 feet, more or less, on the south line to an alley.

Being the same property conveyed to Alliance Construction, Inc., a Tennessee Corporation by Deed from Mildred O. Paul, an unmarried woman, recorded the 6th day of August, 2003 in Instrument No. 20030806-0111543, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record Plat Book 332, page 56; Book 774, page 584, in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2101 20th Avenue South, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 2nd day of March, 2005.

Alliance Construction Inc., a Tennessee Corporation

BY: _____ - President

M. Houston Sarratt, Jr., President

Davidson County DEEDWARR
Recvd: 03/10/05 13:53 2 pg
Fees:13.00 Taxes:2709.33

20050310-0026717

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, M. Houston Sarratt Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged him self to be the President of Alliance Construction Inc., a Tennessee Corporation, the within named bargainor, a corporation, and that he as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by him self as President.

Witness my hand and official seal at Nashville, Tennessee on this 28th day of February, 2006.

Mary Frances Rudy
NOTARY PUBLIC

My Commission Expires: 7-29-06

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903