WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $125,000.00

Affiant

Subscribed and sworn to me on April 7, 2005.

NOTARY PUBLIC

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 04/11/05 12:43 2 pgs
Fees:13.00 Taxes:462.50
20050411-0039665

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20678SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jacob M. Crouse 498 Achievement Drive Nashville, TN 37209	SAME	090-16-0-223.00

FOR AND IN CONSIDERATION 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, Charles Leon Wright, an unmarried person and Bobbie Jean Wright, an unmarried person, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jacob M. Crouse, an unmarried person, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 492, on the Plan of Charlotte Park, Section 7, as of record in Book 2663, page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles Leon Wright and wife, Bobbie Jean Wright, by deed from Consolidated Developments, Inc., of record in Book 2903, page 431, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 2663, page 122, Register's Office for Davidson County, Tennessee.
4. The rights, conditions, obligations and restrictions in regard to the use of a sewerage system stated in an agreement between Consolidated Developments, Inc., and the City of Nashville, of record in Book 2593, page 566, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 498 Achievement Drive, Nashville, TN 37209, also known as 6102 Henry Ford Drive, Nashville, TN 37209.

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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on April 7, 2005.

Charles Leon Wright

Charles Leon Wright

Bobbie Jean Wright

Bobbie Jean Wright

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 7, 2005, before me, the undersigned, personally appeared Charles Leon Wright and Bobbie Jean Wright, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on April 7, 2005.

David B. Herbert

NOTARY PUBLIC

DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

My Commission Expires: