THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24058-03-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $82,500.00. Casey Crowthers by Affiant Subscribed and sworn to before me this 29th day of April, 2005. Notary Public My Commission Expires:

CATHERINE M. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Casey A. Crowthers 3218 Merlyn Lane Nashville, TN 37214	America's Wholesale Lender P.O. Box 660694 Dallas, Texas 75266-0694	Map No.084.12-0 Parcel No. 119.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Linda Atkins Jenkins, Executrix of the Estate of Halmond Harold Atkins, Sr., deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Casey A. Crowthers, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3218 Merlyn Lane, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of April, 2005.

Linda Atkins Jenkins

Linda Atkins Jenkins, Executrix of the Estate of Halmond Harold Atkins, Sr., deceased

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Linda Atkins Jenkins, Executrix of the Estate of Halmond Harold Atkins, Sr., deceased**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2005.

Catherine M. Wood
Notary Public

My Commission Expires:

CATHERINE M. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

Davidson County DEEDWARR
Recvd: 05/05/05 15:08 2 pgs
Fees:13.00 Taxes:305.25

20050505-0050939

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Lincoya Hills, as of record in Plat Book 1835, page 91, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Halmond Harold Atkins and wife, Dora Mae Atkins by deed dated March 19, 1954 from Freeman and Woodson, a partnership composed of Robert L. Freeman and Grady Woodson, Jr. of record in Book 2272, page 573, Register's Office for Davidson County, Tennessee. Dora Mae Atkins having died. By quitclaim deed of record in Instrument No. 20020607-0069750 Halmond Harold Atkins, Sr. conveyed his interest to Linda Atkins Jenkins; however, said Quitclaim Deed erroneously described the adjacent Lot No. 41 of Lincoya Hills. By will of Halmond Harold Atkins, Sr. of record in Will Book 5526, page 1299449, Davidson County, Probate Court Clerk's Office, the Executrix was vested with full power to sell any realty owned by the Testator without the joinder of any party. Linda Atkins Jenkins qualified as Executrix of the estate of Halmond Harold Atkins, Sr., Docket No. 03P-1563, said Probate Court Clerk's Office.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters appearing on the Plan of record as Book 1835, page 91, Register's Office for Davidson County, Tennessee.