Box 44

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. 24702-09-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $900,000.00 Affiant Subscribed and sworn to before me this 15th day of September, 2005. Notary Public My Commission Expires:

GEORGE W. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

WARRANTY DEED

Address New Owner: Michael Alexander Crabb, III Lisa Fikes Crabb 714 Westview Avenue Nashville, TN 37205	**Send Tax Bills To:** (SR) Same as owner	**Tax Information:** Map No. 130 07 0 Parcel No. 047.00

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, **Michael J. Coiro and wife, Mary Jo Coiro**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Alexander Crabb, III and wife, Lisa Fikes Crabb** ("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 714 Westview Avenue, Nashville, TN 37205

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 15th day of September, 2005.

Michael J. Coiro

Mary Jo Coiro

STATE OF Maryland, COUNTY OF Baltimore SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael J. Coiro and wife, Mary Jo Coiro**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of September, 2005.

Notary Public

My Commission Expires:

AMBER L. ANDREJCZUK
Notary Public
Baltimore County
MARYLAND
My Commission Expires January 27, 2009

AMBER L. ANDREJCZUK NOTARY PUBLIC BALTIMORE COUNTY

Davidson County DEEDWARR
Recvd: 09/19/05 15:09 2 pgs
Fees:13.00 Taxes:3330.00

20050919-0112461

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 187-A and the south 50 feet of Lot No. 185-B on the Plan of Royal Oaks Re-subdivision, as of record in Plat Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee, and described according to a survey made by William Parrish, dated December 18, 1967, as follows:

Said Lot No. 187-A and the south 50 feet of Lot No. 185-B front together 150 feet on the easterly side of West View Avenue and extend back 298.6 feet on the northerly line and extend back 296.1 feet on the southerly line to a dead line measuring 150 feet thereon.

Being the same property conveyed to Michael J. Coiro and wife, Mary Jo Coiro by deed dated May 24, 2002 from Carolyn H. Culhane and husband, William Edward Culhane of record in Instrument No. 20020530-0065604, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been paid and prorated by the parties.
2. Perpetual easement to construct and maintain underground sewer easement of record in Book 5694, page 292, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee.