This Instrument Prepared By:
Thomas I. Bottorff
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:
John S. Crouch
5621 S. New Hope Road
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
AmSouth Bank
2050 Parkway Office Circle
Birmingham, AL 35244

Davidson County DEEDWARR
Recvd: 12/29/05 15:55 2 pgs
Fees:13.00 Taxes:1776.00
20051229-0156452

MAP 98
GROUP
PARCEL 146

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, **Jerry A. Smith and wife, Donna M. Smith,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do hereby transfer and convey unto **John S. Crouch and wife, Regina T. Crouch**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 13th Civil District (Formerly 4th District) of Davidson County, Tennessee, being Tract No. 17 of said survey and more particularly described as follows:

Beginning at an iron pin in the easterly margin of New Hope Road, said point being the southwest corner of Tract No. 16 hereinabove described and conveyed to Pauline Hager Wells; thence South 89 degrees 28 minutes East 1,042.17 feet to an iron pin; thence South 87 degrees 46 minutes East 598.24 feet to an iron pin; thence North 6 degrees 12 minutes East 50 feet to an iron pin in the southerly margin of the Wilbur Wray Hager property, of record in Book 4250, page 226, Register's Office for Davidson County, Tennessee; thence South 83 degrees 48 minutes East 500 feet to an iron pin in the boundary line of Madge Lee Hagar Self property, of record in Book 4250, page 226, Register's Office for Davidson County, Tennessee; thence South 5 degrees 46 minutes West 141.93 feet along the center line of a 20 foot abandoned roadway, being the westerly margin of Self property; to an iron pin; thence North 87 degrees 56 minutes West 1,099.26 feet to an iron pin; thence North 88 degrees 06 minutes West 957.09 feet to an iron pin in the easterly margin of New Hope Road; thence North 37 degrees 08 minutes West 130 feet to the point of beginning.

Being the same property conveyed to Jerry A. Smith and wife, Donna M. Smith by deed from James E. Blunkall, Jr. And wife, Brenda L. Blunkall of record in Instrument no. 20000817-0081635, Register's Office for Davidson County, Tennessee.

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 2006 and subsequent years.

This is **improved** property known as **5621 S. New Hope Road, Hermitage, Tennessee 37076.**

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, GRANTORS do covenant with the said GRANTEES that they 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, 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 GRANTEES, and 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 our hands this the **27th** day of **December, 2005.**

Jerry A. Smith

Donna M. Smith

Donna M. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jerry A. Smith and wife, Donna M. Smith**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of December, 2005.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $480,000.00.

AFFIANT

Subscribed and sworn to before me on this 27th day
of December, 2005.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE