Davidson County DEEDWARR
Recvd: 02/14/06 15:41 3 pgs
Fees:17.00 Taxes:0.00
20060214-0018082

313
Stites
Chiora

WARRANTY DEED

FROM:	GEORGE WILLIS CLARK CROOK, Grantor	This instrument was prepared by: Jefferson H. Ockerman, Esq. Stites & Harbison PLLC 424 Church Street, Suite 1800 Nashville, Tennessee 37219
TO:	EMILY KEEBLE CROOK, Grantee	

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Number
George and Emily Crook 580 Jackson Boulevard Nashville, Tennessee 37205	SAME	130-03-0 002.00

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

FOR AND IN CONSIDERATION OF love and affection (and no monetary consideration) and for the express purpose of making a conveyance to create a tenancy by the entirety, I, **GEORGE WILLIS CLARK CROOK**, Grantor, by these presents have hereby bargained and sold, and by these presents do transfer and convey unto my wife, **EMILY KEEBLE CROOK**, Grantee, her heirs, successors, and assigns, an interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See legal description on the attached Exhibit A

This description is the same as that contained in the prior Deed.

This is improved property, known as 580 Jackson Boulevard, Nashville, Davidson County, Tennessee 37205.

This conveyance is expressly made subject to the following:

1. Any and all unpaid real and personal property taxes.
2. All matters shown on the plan of record in Book 421, page 51, said Register's Office.
3. Any and all easements of record.
4. Restrictive covenants contained in an instrument of record in Book 3068, page 459, said Register's Office.
5. Title to that portion of the premises embraced within the bounds of Jackson Boulevard.

6. All matters created, suffered, assumed, accepted or agreed to by Grantor during his fee simple ownership of the above referenced property.

This conveyance is made to my wife, Emily Keeble Crook, the Grantee herein, pursuant to T.C.A. Section 66-1-109 to create an estate by the entireties in and to the entire interest of the Grantor in the above-described property heretofore held by the Grantor individually.

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, successors, and assigns, forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the Grantee, her heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 30th day of January, 2006.

GEORGE WILLIS CLARK CROOK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Beverly L. Borchert, a Notary Public of said County and State, GEORGE WILLIS CLARK CROOK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 30th day of January, 2006.

Beverly L. Borchert

Notary Public

BEVERLY L. BORCHERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires 11-22-08

EXHIBIT A

DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being part of Lot No. 9, Block "A" in the Belle Meade Subdivision No. 2, plan of which is recorded in Book 421, page 51, in the Register's Office for Davidson County, Tennessee, and a 10-foot strip at the rear thereof.

Said part of Lot No. 9 and said 10-foot strip are a part of the Belle Meade Deer Park and are described as follows:

Said part of Lot No. 9 and said 10-foot strip front 200 feet along the center line of Jackson Boulevard and extended back between lines 670 feet along the southerly margin of Lot No. 8 to a dead line in the rear on which they measure 200 feet. Included within the boundaries of the above description is the 10-foot reserve strip at the rear as shown on the recorded plan.

Being the same property conveyed to Senter C. Crook and wife, Mamie Craig Willis Crook, by deed from Omer Jordan and wife, Hilda Jordan, of record in Book 3158, page 579, in the Register's Office for Davidson County, Tennessee. The said Senter C. Crook having since died with the property vesting in Mamie Craig Willis Crook as surviving tenant by the entirety. The said Mamie Craig Willis Crook having since died with the property vesting in George Willis Clark Crook, as devisee under the will of Mamie Craig Willis Crook, of record in Will Book 117, page 188, in the Office of the Probate Court Clerk for Davidson County, Tennessee.