This Instrument Was Prepared By:

Hugh W. Entrekin, Esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $52,500.00.

John Grayson
Affiant

Subscribed and sworn to before me, this 28th day of February, 2006.

Notary Public

My Commission Expires: 3.6.06

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN My Comm. Exp. March 6, 2006

Davidson County DEEDWARR
Recvd: 03/03/06 08:35 2 pg
Fees:13.00 Taxes:194.25

20060303-0024647

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
John Grayson Linda Grayson 95 Claiborne Street Nashville, TN 37210	SAME	93-16-216.00 & 93-16-217.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Dorothy Christine Crawford, a widow,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John Grayson and wife, Linda Grayson,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Tract I:

Land in Davidson County, Tennessee, Being the southerly part of Lot No. 278 on the Map of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, pages 84 & 85, Register's Office for Davidson County, Tennessee, and further described as follows:

Said part of Lot No. 278 fronts 35 feet on the northerly side of Robertson Street and runs back between parallel lines, with the easterly side of Lewis Street, 68 feet to the southern line of part of Lot No. 278 owned by Hulda Greenberg.

Being the same property conveyed to Emanuel Crawford and wife, Dorothy Christine Crawford by deed of record in Book 4131, page 941, Register's office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, Being the northerly 97 feet of Lot No 278 on the Plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, pages 84 & 85, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning on the easterly margin of Lewis Street, at a point 68 feet north of the northerly margin of Robertson Street; thence with the easterly margin of Lewis Street,

northwardly 97 feet to the southerly margin of an alley; thence with the said alley, eastwardly 35 feet to the corner of Lot Nos. 278 and 279; thence with the line between said two lots, southwardly 97 feet; thence westwardly 35 feet to the beginning.

Being the same property conveyed to Emanuel Crawford and wife, Dorothy Christine Crawford by deed of record in Book 4413, page 729, Register's Office for Davidson County, Tennessee.

NOTE: Emanuel Crawford having died on June 16, 2005.

This conveyance in made subject to:

1. Taxes for 2006 and all subsequent years, a lien, but not yet due and payable.

2. Plan of record in Book 21, page 84 & 85, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property known as: 67 & 71 Lewis Street, Nashville, TN 37210

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees 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, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 28th day of February, 2006.

By Dorothy Christine Crawford

Dorothy Christine Crawford

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Dorothy Christine Crawford, with whom I am personally acquainted, and who upon oath, acknowledged herself to be the within named bargainor, and that she as such executed the foregoing instrument for the purpose therein contained, by signing her name.

Witness my hand, at Nashville, Tennessee, this 28th day of February, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.6.06

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN My Comm. Exp. March 6, 2006