Instrument Prepared by Prime Escrow, Inc., Richard A. Northcutt, Atty., 215 W. High St., Woodbury, TN 37190
based upon information provided by the parties

Name and Address of New Owner:
Lela Gregory-Crowder
2737 River Bend Dr.
Nashville, TN 37214

Send Tax Bill to:

Same

Davidson County	DEEDWARR
Recvd: 08/03/06 10:46	2 pgs
Fees:13.00 Taxes:481.00	
20060803-0094565	

Map: 062 **Group:** 02-0-A **Parcel:** 006.00

WARRANTY DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which being hereby acknowledged, I/we, BILL CROWDER and LASSIE CROWDER, hereinafter called the Grantor(s), have bargained and sold and by these presents transfer(s) and convey(s) unto LELA GREGORY-CROWDER, a single person, the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 78A on the Plan of the Resubdivision of Lots 69A, 69B, 70A, 70B, 72A, 72B, 77A, 77B, 78A, 78B, 79B, 80A, and 80B, River Trace Estates, Phase 1, Section 1, of Record in Book 6900, Pages 324 and 325, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bill Crowder and wife, Lassie Crowder by deed of record in 200503160028823 and re-recorded in 200503210030465, said Register's Office. Bill Crowder is one and the same person as William Crowder and William B. Crowder. Lassie Crowder is one and the same person as Lassie M. Crowder

Property Address: 2737 River Bend Dr., Nashville, TN 37214

It is agreed and understood that possession of the premises shall be granted with delivery of the deed.

It is further agreed and understood that the property taxes shall be prorated.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their heirs and assigns, forever; and Grantor(s) covenant(s) with said Grantee(s) that he/she/they is/are lawfully seized and possessed of said land in fee simple, have/has a good right to convey it and the same is unencumbered unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. (Whenever 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 signature(s) on August 2, 2006.

Bill Crowder
BILL CROWDER

Lassie Crowder
LASSIE CROWDER

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for the said state and county, personally appeared BILL CROWDER and LASSIE CROWDER, with whom I am personally acquainted or proved identity on the basis of satisfactory evidence, the bargainor(s), and who acknowledged the execution of the foregoing instrument (Warranty Deed) for the purposes therein contained.

Witness my hand and seal at Woodbury, Tennessee on August 2, 2005.

NOTARY PUBLIC

My Commission Expires Oct. 27, 2008

RICHARD NORTHCUTT STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $130,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me on August 2, 2006.

Daphne M. Davis
NOTARY PUBLIC

My Commission Expires 11-14-09

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY