Send Tax Statements To:
New Owner

PREPARED BY & RETURN TO:
COMMERCE UNION TITLE, LLC
5200 MARYLAND WAY STE 110
BRENTWOOD, TN. 37027

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Name and Address of New Owner:
Ann L. Joiner
4005 Twin Oaks Drive
Antioch, TN 37013

Map 183-00-0-035.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **E. C. CROUCH and wife, MARGIE CROUCH,** has this day bargained and sold and hereby transfer and convey unto, **ANN L. JOINER and husband, REX A. JOINER,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, of the State of Tennessee, being described as follows, to-wit:

BEGINNING at an iron pin on the north margin of a public road and at the southeast fence corner of the Kensey property running with Kensey's east fence line N 2 deg. 22' E 633.84 feet to an iron pin on the southerly margin of a creek; thence 588 deg. 05' E 383.10 feet to an iron pin in a fence line; thence S 2 deg. 15' W 200 feet to an iron pin; thence N 88 deg. 05' W 258 feet to an iron pin; thence S 2 deg. 20" W 432.48 feet to an iron pin in a fence line on the northerly margin of a public road; thence with said fence line N 88 deg. 40" W 125.75 feet to the point of beginning and containing 3.16 acres, more or less.

BEING the same property conveyed to E.C. Crouch and wife, Margie Crouch, by deed from John Thomas Taylor, Jr., and wife, Annette W. Taylor, dated May 19, 1993, appearing of record in Record Book 8955, page 658, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **ANN L. JOINER and husband, REX A. JOINER,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2006 real property taxes which have been prorated between the parties and are assumed by the Grantee.

Davidson County DEEDWARR
Recvd: 08/21/06 09:51 2 pgs
Fees:13.00 Taxes:1021.20
20060821-0102637

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 15th day of August, 2006.

E. C. Crouch

Margie Crouch

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **E. C. Crouch and wife, Margie Crouch,** the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Rutherford County, Tennessee, this the 15th day of August, 2006.

SHERI L. MORGAN NOTARY PUBLIC My Comm. Expires February 24, 2009 AT LARGE RUTHERFORD COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 2/24/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $276,000.00, 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,
this the 15th day of August, 2006.

NOTARY PUBLIC
My Commission Expires:

SHEILA McCORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. EXPIRES 03/03/2007