(2)

Davidson County DEEDWARR
Recvd: 10/23/06 12:38 2 pgs
Fees:13.00 Taxes:629.00
20061023-0131130

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

k: _____
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of September, 2006.

_____
Notary Public

My Commission Expires: 11/8/08

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
JAMES CROWLEY AND WIFE, JOAN CROWLEY

2611 Bluefield Avenue
Nashville, Tennessee 37214

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

96-1 107.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRANCES N. OMOHUNDRO** hereinafter referred to as Grantors, hereby transfers and conveys to **JAMES J. CROWLEY AND WIFE, JOAN M. CROWLEY,** hereinafter referred to as 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 Davidson County, Tennessee being part of the easterly part of lot No. 25 on the Map of Bluefields, Section 1, as recorded in Book 843, page 16, Register's Office for Said County, described as follows:
BEGINNING at a point in the southerly margin of Bluefields Avenue, said point being the common corner of Lots Nos. 25 and 26, thence northwesterly along said margin of said Avenue 33.7 feet; thence in a southwesterly direction 375 feet, more or less, to the common corner of Lots 25, 28, 29 and 35; thence in a northeasterly direction, 370 feet, more or less, to the common corner of lots 25 and 26, the point of beginning.

Being the same property conveyed to John M. Omohundro, Jr by deed from John M. Omohundro and wife, Sadie P. Omohundro of record in Deed Book 02879 and Page 173 on 07/25/1958, and further being the same property conveyed to John M. Omohundro, Jr and wife, Frances N. Omohundro by deed from John M. Omohundro, Jr.and Robert E. Hoehn,

Trustee of record in Deed Book 5533 and Page 362 on 09/15/2006 and filed for record on 11/20/1979 , Register's Office for said County. JOHN M. Omohundro, Jr. having since died December 5, 1995, in Davidson Co. Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 4470 and Page 169200502160017691, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2611 Bluefield Avenue, Nashville, TN 37214.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, 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 my hand this 20th day of September, 2006.

Frances N. Omohundro by Jenny Cantrell Robinson AIF in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Jenny Cantrell Robinson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-Fact** of Frances Omohundro (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 9/20/2006.

Witness my hand and official seal this 20th day of September, 2006.

Notary Public

My Commission Expires: 11/8/08

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires NOV. 8, 2008

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