BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

FROM: Andrew D. Crawford and wife, Joy J. Crawford

TO: John J. Anton and wife, Melissa L. Anton

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
John J. and Melissa L. Anton 4422 Iroquois Avenue Nashville, Tennessee 37205	First Republic Bank 101 Pine Street San Francisco, CA 94111	Map 130-2 Parcel 157

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,275,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of October, 2006.

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Comm. Expires: May 24, 2008

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Andrew D. Crawford and wife, Joy J. Crawford, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto John J. Anton and wife, Melissa L. Anton, hereinafter called "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 Tract No. 1: Being the westerly 85 feet of Lot No. 9 and the easterly 30 feet of Lot No. 10 on the Plan of Subdivision of Lots Nos. 11 and 46 of Belle Meade Plan No. 2 as of record in Book 421, page 55, Register's Office for said County. Said parts of Lot Nos. 9 and 10 front together 115 feet on the northerly margin of Iroquois Place and run back between parallel lines 200 feet to a dead line.

Tract No. 2: Being the westerly part of Lot No. 10 on the Plan of Subdivision of Lots Nos. 11 and 46 of Belle Meade Plan No. 2 as of record in Book 421, page 55, said Register's Office. Said part of said lot fronts 202 feet on the easterly margin of Belle Meade

Davidson County DEEDWARR
Recvd: 10/25/06 13:20 3 pgs
Fees:18.00 Taxes:4717.50
20061025-0132371

Boulevard and runs back between parallel lines 163.5 feet on the northerly line and 140.25 feet on the southerly line, along the northerly margin of Iroquois Place, to the westerly line of the property conveyed to A. Paul Brown and wife, by deed of record in Book 996, page 688, said Register's Office, being a dead line and measuring 200 feet thereon.

Being the same property conveyed to Andrew D. Crawford and wife, Joy J. Crawford, by deed from K. Martin Grafton-Grattan and wife, Caroline J. Grafton-Grattan, of record as Instrument No. 20040624-0075309, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2007 Metropolitan Government and Belle Meade City Taxes.

2. Sanitary Sewer easement of record in Book 5787, page 249, said Register's Office.

3. All matters shown on the plan of record in Book 421, page 55, said Register's Office.

This is property known as 4422 Iroquois Avenue, Nashville, Tennessee 37205.

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 GRANTORS do covenant with the said GRANTEES that they are 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hand this 13th day of October, 2006.

Andrew D. Crawford

Joy J. Crawford

1270867.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew D. Crawford, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the ~~9th~~ 13th day of October, 2006.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 7/21/07

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joy J. Crawford, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the ~~9th~~ 11th day of October, 2006.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 7/21/07

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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