Gullett

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26068-11-2006** **Record & Return To:** **Gullett, Sanford, Robinson & Martin** **230 Fourth Avenue North, Floor 3** **Nashville, TN 37219**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $335,000.00. Affiant Subscribed and sworn to before me this 8th day of December, 2006. Notary Public My Commission Expires:

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Thomas K. and Jacqueline A. Crow 5800 Cross Pointe Lane Brentwood, TN 37027	**Send Tax Bills To:** FHALC PO Box 650148 Irving TX 75063	**Tax Information:** Map No.171.08-0B Parcel No. 009.00-CO

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, **Kathryn G. Brinton and husband, Larry B. Brinton**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas K. Crow and wife, Jacqueline A. Crow** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5800 Cross Pointe Lane, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of December, 2006.

Kathryn G. Brinton

Larry B. Brinton

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kathryn G. Brinton and Larry B. Brinton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of December, 2006.

Notary Public

My Commission Expires:

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 12/11/06 14:38 2 pgs
Fees:13.00 Taxes:1239.50

20061211-0152762

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Section One Brelan Park at Saddlewood as of record in Plat Book 7900, page 532, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kathryn G. Brinton and husband, Larry B. Brinton by deed dated April 26, 1996 from Leslie Craig Lamb and wife, Tammy M. Lamb of record in Book 10028, page 855, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. By-Laws of Brelan Park at Saddlewood Homeowner's Association, Inc., of record in Book 8891, page 869, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Brelan Park at Saddlewood Homeowner's Association, Inc. of record in Book 10370, page 281, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Brelan Park at Saddlewood Homeowner's Association, Inc. of record in Book 9462, page 547, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7883, page 311, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 7900, page 532, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Boundary Plan of record as Book 7900, page 728, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Book 9401, page 827, Register's Office for Davidson County, Tennessee.