(1)

This instrument was prepared by:

Overland Title Company, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2007010133

MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

Davidson County	DEEDWARR
Recvd: 02/05/07 13:48	2 pgs
Fees:13.00 Taxes:347.80	
20070205-0014880	

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is **$94,000.00**

Sworn to and subscribed before me this 2nd day of February, 2007.

Affiant

Notary Public

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 14, 2008

My Commission Expires: 6-14-08

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Miller Zachery Crowell 1117 First Avenue South Nashville, TN 37210	Same as new owner	105-030-344.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kelly B. Gupton**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Miller Zachery Crowell** , hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4, Final Plat of the Jessee L. Mooney and Richard A. Lewis Property Subdivision, as shown on Plat of record in Plat Book 8250, Page 461, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Description is same as prior deed.

BEING the same property conveyed to Kelly B. Gupton, by deed from Citifinancial Mortgage Company, Inc., of record in Instrument No. 20061220-0156826, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: Plan of record in Book 8250, Page 461, Register's Office for Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This property has never been the principal residence of the Grantor.

This is improved property known as **1117 First Avenue South, Nashville, TN 37210.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 2nd day of February, 2007

Kelly B. Gupton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **KELLY B. ~~CROWELL~~** KB Gupton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of February, 2007.

Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY