Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 02/09/07 14:16 2 pgs
Fees:13.00 Taxes:495.80
20070209-0017301

W & I Ref:(_gj___) Title No: 48423
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Leon E. Crutcher 959 Snow Avenue Madison, Tennessee 37115	Elite Home Loans, Inc. 109 West Park Dr. Suite 260 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 04302002500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$134,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Slaten , unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Leon E. Crutcher and spouse, Antoinette E. Crutcher** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 11th Civil District of Davidson County, Tennessee, described according to surveys by H. Gee, September 9, 1959, and September 26, 1959, as follows:

Beginning at an iron pin in the westerly margin of Snow, formerly Knox Avenue, said point being located 601 feet northerly from the northwest corner of the intersection of Snow Avenue with Park Avenue; thence with a fence south 86 degrees 20' west 300 feet to an iron pin; thence south 4 degrees 44' east 100 feet to an iron pin; thence north 86 degrees 20' east 300 feet to an iron pin in the westerly margin of Snow Avenue, said point being 8.7 feet north of a concrete monument; thence with the curve of Snow Avenue having a radius of 1407.5 feet, north 2 degrees 20' west 100 feet to the point of beginning.

Being the same property conveyed to David Slaten by deed from Mary K. Bradley, dated February 26, 2006 and filed of record on March 7, 2002 of record in Doc. No. 20020307-0028797, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4845, page 30, said Register's Office.

This is improved property, known as: 959 Snow Avenue, Madison, Tennessee 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of February, 2007.

David Slaten

State of TENNESSEE
County of DAVIDSON

On this 8th day of February, 2007, before me the undersigned authority, personally appeared David Slaten , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $134,000.00

Affiant

Sworn and subscribed before me this the 8th day of February, 2007

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 21, 2007