THIS INSTRUMENT PREPARED BY:

John L. Van Cleave, Esq.
Watkins & McNeilly, PLLC
214 2nd Avenue, North, Suite 300
Nashville, TN 37201-1638

Davidson County DEEDWARR
Recvd: 02/28/07 15:37 3 pgs
Fees:18.00 Taxes:458.80
20070228-0024953

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GREGORY HOWARD ESTES HENRY WORTH CROUCH, JR. 1706 Holly Street Nashville, TN 37206-1921	Same	Map: 83-14 Par: 55

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $124,000.00.

Affiant

SUBSCRIBED AND SWORN to before me this 27th day of February, 2007.

Notary Public
My Commission Expires: My Commission Expires JULY 25, 2009

JOHN L. VAN CLEAVE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, ROY LEE GOWER and DIANE G. CHADWICK (formerly known as Diane G. Davis), hereinafter "Grantors", have this day bargained and sold and do hereby transfer and convey unto GREGORY HOWARD ESTES, as to an undivided one-half interest, and HENRY WORTH CROUCH, JR., as to an undivided one-half interest, as tenants in common, their heirs and assigns, hereinafter "Grantees", that certain tract or parcel of real estate located in Davidson County, Tennessee, more particularly described as follows:

Land in the 7th, formerly the 23rd, Ward of the City of Nashville, Davidson County, Tennessee, being part of the Priest Home Place in East Nashville, a plan of which is of record in Book 161, page 102, Register's Office for said County, but said plan does not show that part of the property including the lot in question, which is described as follows:

Beginning at a point in the southerly margin of Holly Street, formerly Chadwell Street, 160 feet easterly from the easterly margin of 17th Street, formerly Priest Street; thence southerly parallel to 17th Street, 150 feet to the northerly margin of a 10-foot alley; thence easterly with this alley, 50 feet to the westerly margin of another alley; thence northerly, with this last mentioned alley, 150 feet to the southerly margin of Holly Street; thence westerly with same, 50 feet to the beginning.

Being the same property conveyed to Murphy Gower by deed of record in Book 1583, page 417, Register's Office, Davidson County, Tennessee, and said Murphy Gower conveyed a one-half interest to create a tenancy by entirety to Margaret A. Gower by deed of record in Book 1786, page 601, said Register's Office. Murphy Gower and wife, Margaret A. Gower having since died, he having predeceased her, and she having died testate, devising the herein described property to Roy Lee Gower and Diane G. Davis, now known as Diane G. Chadwick, a one-half undivided interest to each by Will and First Codicil probated as Docket No. 06P1461, Probate Court of Davidson County, Tennessee.

Said improved property is known as 1706 Holly Street, Nashville, Tennessee 37206-1921.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns forever. Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for the lien for real property taxes for the current year, which taxes have been prorated and assumed by Grantees.

Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Each of the Grantors covenants and conveys for himself or herself and not one for the other.

WITNESS their hands this 28 day of FEB, 2007, the corporate party, if any, having executed this instrument by its duly authorized representative.

Roy Lee Gower

ROY LEE GOWER

Diane G. Chadwick

DIANE G. CHADWICK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JOHN L. VAN CLEAVE, of the State and County aforesaid, personally appeared ROY LEE GOWER, 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 and seal, at Nashville, Tennessee, this 28TH day of February, 2007.

JOHN L. VAN CLEAVE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

John L. Van Cleave

NOTARY PUBLIC

My Commission Expires:

7-25-09

My Commission Expires JULY 25, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JOHN L. VAN CLEAVE of the State and County aforesaid, personally appeared DIANE G. CHADWICK, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at Nashville, Tennessee this 28th day of February, 2007.

NOTARY PUBLIC

JOHN L. VAN CLEAVE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 25, 2009

My Commission Expires:

7-25-09