This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 043140
PARCEL: 034.01
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Jack Junior Davis
1120 Springfield Highway
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 03/19/07 14:31 2 pgs
Fees:13.00 Taxes:304.51
20070319-0033118

WARRANTY DEED

THIS INDENTURE, made this 19th day of March, 2007 between

Tommy R. Crague, Sr. and wife, Barbara A. Crague

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Jack Junior Davis

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land situated in the Eleventh Civil District of Davidson County, Tennessee described as follows:

Beginning at a point in the Southern Margin of New Larkin Springs Road, now known as Old Hickory Boulevard, 3,462.5 feet more or less East of the Easterly margin of Gallatin Road, at the common corner of a tract of 3.2 acres and a tract of 4.0 acres, more or less; thence with the line between said tract, Southerly 150.0 feet; thence Easterly, parallel to the South margin of Old Hickory Boulevard 50.0 feet; thence Northerly parallel to the West line, 150 feet to the South margin of Old Hickory Boulevard; thence with the margin of the same, westerly 50 feet to the point of beginning.

This being the same property conveyed to Tommy R. Crague, Sr. and wife, Barbara A. Crague by Quitclaim Deed dated 8/4/2002 from Alan Daniel of record in Instrument Number 20020111-0004760 and by Quitclaim Deed dated 10/1/2003 from Shirley Freeman of record in Instrument Number 20031002-0145696, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2007 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Tommy R. Crague, Sr.

Barbara A. Crague

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tommy R. Crague, Sr. and wife, Barbara A. Crague the within named bargainors, 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 and official seal at office this 10th day of March, 2007.

Notary

My Commission Expires: 11/15/2010

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $82,300.00.

Affiant

Sworn to and subscribed before me, this 10th day of March, 2007.

Notary Public

My Commission Expires: 11/15/2010

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY