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

MAP: 034-03-0
PARCEL: 001.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Tommy R. Crague, Sr. and wife, Barbara A. Crague
2122 Paula Drive
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 04/03/07 14:37 2 pgs
Fees:13.00 Taxes:925.00
20070403-0040019

WARRANTY DEED

THIS INDENTURE, made this 3rd day of April, 2007 between

Tommy R. Crague, Jr., an unmarried man

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

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

of Sumner 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 tract of land in Metropolitan Nashville, Davidson County, Tennessee, and being Lot No. 2 on the plan of Section Two Addition to Shepherd Hills as of record in Book 3842, Page 27, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the Westerly right-of-way line of Paula Drive being the Southeasterly corner of the herein described Lot No. 2 and the Northeasterly corner of Section 4 Shepherd Hills as of record in Book 2854, Page 100, Register's Office for Davidson County, Tennessee; thence with the common line between the herein described Lot No. 2 and Section 4 Shepherd Hills, North 52 deg. 28' West 360.04 feet to a point, common corner of Lots 2 and 3 of above noted plan of Section Two Addition to Shepherd Hills; thence with the common line of Lots 2 and 3, North 37 deg. 45' East, 321.63 feet to a point, common corner of Lots 2 and 3, in the Southerly line of L.A. Newman property; thence with the Southerly line of Newman, South 52 deg. 13' East, 312.42 feet to a point on the Westerly right-of-way line of Paula Drive; thence with the Westerly right-of-way line of Paula Drive, South 20 deg. 37' 30" West 68.40 feet to a point at the beginning of a curve; thence with said curve to the right (radius 600 feet) Southwestwardly a distance of 172.35 feet; thence continuing with the Southerly right-of-way line of Paula Drive, South 37 deg. 05' West 84.96 feet to the point of beginning.

This being the same property conveyed to Tommy R. Crague, Jr. by Warranty Deed dated 8/4/2005 from Tommy R. Crague and wife, Barbara A. Crague of record in Instrument Number 20050809-0094201, 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, Jr.

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, Jr. unmarried 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 and official seal at office this 3rd day of April, 2007.

Notary

My Commission Expires: 11/15/2010

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 $250,000.00.

Affiant

Sworn to and subscribed before me, this 3rd day of April, 2007.

Notary Public

My Commission Expires: 11/15/2010

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY