WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Patricia B. Crutcher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2007

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Patricia B. Crutcher	PrimeTrust Bank	Map 069
3906 Southview Drive	7516 Hwy. 70 S., Suite 110	Group 04-O
Nashville, TN 37218	Nashville, TN 37221	Parcel 099.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Loretta Powell, f/k/a Loretta Lockridge, and husband, Reginald D. Powell,

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Patricia B. Crutcher, unmarried
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 3 on the unrecorded survey by C.J. Carney, dated December 15, 1962, of parts of Lots Nos. 14, 15, 16, and 17, Block "EE", on the Revised Plan of Fairview Subdivision, of record in Book 1130, Page 54, said Register's Office, described as follows:

Said Lot No. 3 fronts 72.2 feet on the easterly margin of Southview Drive and extends back between parallel lines 175 feet to a dead line in the rear measuring 72.2 feet thereon.

Being the same property conveyed to Loretta Lockridge by deed from Elazar W. Anderson and wife, Phyllis A. Anderson, of record in Book 5176, Page 762, dated July 22, 1977, Register's Office for said County. The said Loretta Lockridge is now known as Loretta Powell.

This conveyance is subject to: (1) 2007 county taxes, which have been prorated and assumed by the Grantees, and (2) All matters appearing on the plan of record in Book 1130, page 54, said Register's Office.

Power of Attorney of record in Instrument 20070418-0046097, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3906 Southview Drive, Nashville, TN 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17th day of April, 2007.

Loretta Powell

Reginald D. Powell by Loretta Powell aif

Davidson County DEEDWARR
Recvd: 04/18/07 09:20 2 pgs
Fees:13.00 Taxes:277.50

20070418-0046098

STATE OF TENNESSEE
COUNTY OF DAVIDON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Loretta Powell, 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 official seal this 17th day of April, 2007.

My Commission Expires: 3/7/11

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Loretta Powell, 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 on behalf of Reginald D. Powell as his Attorney in Fact as the free act and deed of the within named Reginald D. Powell.

Witness my hand and official seal this 17th day of April, 2007.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.