THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 535,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF Sept., 2007 Notary Public MY COMMISSION EXPIRES: May 24, 2008 (AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Crownover, Jr.	New Owner	MAP 131-03
1704 Bonner Avenue		PARCEL 104
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Joy S. Thurmon, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert E. Crownover, Jr. ~~and wife, Marcia Crownover~~**, a married man

REC

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 Nos. 45 and 46 on the Plan of Green Hills Subdivision No. 2 of record in Plat Book 547, page 139, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to G.E. Sherrill and wife, Leona Sherrill and James W. Sherrill by deed from Will Camp and wife, Eron A. Camp of record in Book 1915, page 514, Register's Office for Davidson County, Tennessee, dated January 2, 1951. G.E. Sherrill and wife, Leona Sherrill conveyed their 1/2 interest in the property to James W. Sherrill by deed of record in Book 2453, page 116, Register's Office for Davidson County, Tennessee, recorded October 7, 1955. The said James W. Sherrill died testate on or about May 24, 2006. Pursuant to his holographic testamentary document probated in the Estate of James Warren Sherrill in the Probate Court for Davidson County, Tennessee under Probate File No. 06P-1915, he devised the subject property to Joy S. Thurmon, the Grantor herein.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1704 Bonner Avenue, Nashville, TN 37215.**

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 the 11th day of September, 2007.

Joy S. Thurmon

Joy S. Thurmon

Davidson County DEEDWARR
Recvd: 09/14/07 08:32 2 pgs
Fees:13.00 Taxes:1979.50

20070914-0110145

STATE OF Florida
COUNTY OF Leon

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joy S. Thurmon** the bargainor(X), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(X) and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 11th day of September, 2007.

My Commission expires Aug. 8, 2010

Notary Public

STEPHANIE SEPPEL
Notary Public - State of Florida
My Commission Expires Aug 8, 2010
Commission # DD 582773
Bonded By National Notary Assn.

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 13th day of September, 2007.

My Commission expires _____

_____
Notary Public