Davidson County DEEDWARR
Recvd: 12/26/07 14:42 3 pgs
Fees:18.00 Taxes:185.00
20071226-0147299

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Brian E. Crick, e t ux 1905 Normerle Dr. Goodlettsville, TN 37072	Same as New Owner	Map 60-15 Parcel 21

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, EARL G. CRICK and wife, RAMONA L. CRICK, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto BRIAN E. CRICK and wife, NATALIE CRICK, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain parcel of land located in the 4th Councilmanic District of Nashville, Davidson County, Tennessee, and being all of Lot 29 and the northerly portion of Lot 30 on the Plan of Jones and Harts Subdivision of record in Book 332, page 43, Register's Office of Davidson County, and being more particularly described as follows:

Commencing at the point of intersection of the southerly margin of Lemuel Road and the easterly margin of Hart Street; Thence, with said margin of Lemuel Road, South 65° 30' 00" East — 54.06' to the True Point of Beginning; Thence, with said margin of Lemuel Road South 65° 30' 00" East 164.21' to a point; said point being the intersection of the said margin of Lemuel Road and the westerly margin of an alley being 15' in width; said alley being formally known as Alley # 1077 on official Metro Public Works maps and has been officially closed by Metro Council Bill # 088-177 and recorded in Book 7585, page 163, Register's Office for Davidson County, Tennessee; Thence, leaving said margin of Lemuel Road and along the said margin of former Alley #1077 South 11° 45' 00" West 167.18 feet to a point; Thence, leaving the said margin of former Alley # 1077 and along a new line North 85° 15' West 214.48' to a point situated in the aforementioned easterly margin of Hart Street; Thence, with said margin of Hart Street North 11° 45' 00" East 153.05' to a point; Thence, leaving said margin of Hart Street on a new line, North 23° 58' 59" East 50.95' to a point of curvature; thence, around a curve to the right having a delta of 90° 30' 01", a radius of 35.00',an arc length of 55.29', and the chord being North 69° 14' 29" East 49.72' to the Point of Beginning and containing 0.97 acres, (42,424 square feet).

Being the same property conveyed to Earl C. Crick and wife, Ramona L. Crick, by deed from Leonard Arnold, Trustee, of record in Book 8816, page 221, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT PREPARED UPON INFROMATION FURNISHED BY THE PARTIES.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 2635 Hart Street, Nashville, TN 37207.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2007, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. This conveyance is subject to an easement being 10 feet in width and parallel to the most southerly boundary line of the above described tract from Hart Street to the former Alley #1077 as set forth and described in the deed of record in Book 8816, page 223, said Register's Office.

3. This conveyance is subject to any and all easements of record pertaining to the above described tract, including but not limited to a 10' permanent easement for sanitary sewer along the margin of Hart Street.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Earl G. Crick
EARL G. CRICK

Ramona L. Crick
RAMONA L. CRICK

"GRANTEES"

Brian E. Crick
BRIAN E. CRICK

Natalie Crick
NATALIE CRICK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EARL G. CRICK and wife, RAMONA L. CRICK, and BRIAN E. CRICK and wife, NATALIE CRICK, 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, at office, this the 20th day of December, 2007.

Patsy C. Davison
NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Brian E. Cirle
Affiant

Sworn to and subscribed before me, this the 20th day of December, 2007.

Patsy C. Davison
NOTARY PUBLIC

PATSY C. DAVISON
NOTARY
MY COMM. EXP.
DECEMBER 2, 2009
PUBLIC
STATE OF TENNESSEE