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Bill Garrett
Davidson County Register of Deeds

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Title Corporation of America
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STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is **$43,000.00**

Davidson County DEEDWARR
Recvd: 01/16/08 13:06 3 pg:
Fees:18.00 Taxes:159.10
20080116-0004938

Affiant

Subscribed and sworn to before me, this 10th day of January, 2008.

Notary Public – Tamilyn Derryberry
My commission expires: May 2, 2010

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
Daniel J. Crews 2852 Paddle Wheel Dr Nashville, TN	New Owner	P/O 01500027700

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **E. Wayne Winters Trustee**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Daniel J. Crews and Tiffany R. Crews husband and wife,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **DAVIDSON County, Tennessee,** described as follows; to-wit:

LAND in Davidson County, Tennessee, BEING Lot No. 1 of The Wayne Winters One - Lot Subdivision of record in Plat of record at Instrument No. 20070806-0093144 Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more accurate and complete property description.

Beginning at an iron pin set in the northerly right of way of Morgan Road, said pin being located at the northeasterly corner of the property conveyed to Deborah Darlene Brown by deed of record in Book 7545; Page 753 in the Register's Office for Davidson County, Tennessee;

Thence, with Brown's northerly property line, South 62° 44' 41" West, 218.82 feet to an iron pin;
Thence, North 42° 27' 29" West, 204.59 feet to an iron pin;
Thence, North 02° 03' 30" East, 33.81 feet to an iron pin located in the southerly margin of a 50-foot wide ingress/egress and utility access easement;
Thence, with the southerly margin of the 50-foot wide ingress/egress and utility access easement the following courses:
North 58° 02' 55" East, 120.64 feet to an iron pin;
North 66° 24' 24" East, 134.65 feet to an iron pin in the westerly margin of a 46-foot wide ingress/egress and utility access easement;
Thence, with the westerly margin of the 46-foot wide ingress/egress and utility access easement the following courses:
Along a curve to the left, (R=308.45 feet) a distance of 69.93 feet;
South 45° 31' 43" East, 121.29 feet to an iron pin;
Along a curve to the right (R=25.0 feet) a distance of 37.31 feet to an iron pin in the northerly right of way of Morgan Road;

Thence, with the northerly right of way of Morgan Road, along a curve to the left (R=657.35 feet) a distance of 31.79 feet to the point of beginning, containing 61,995 square feet, 1.42 acres, more or less.

BEING a portion of the same property conveyed to E. Wayne Winters, Trustee, with full power to sell, mortgage, lease, convey, or otherwise dispose of said property without the joinder of any beneficiary, by Deed from Anita K. Winters, recorded in Instrument No. 200011080111239, and re-recorded in Instrument No. 200110100110430 and re-recorded in Instrument No. 20011026-0117323, and being Wayne Winters One-Lot Subdivision of record in Instrument No. 20070806-0093144, in the Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Restrictive Covenants of record in Instrument No. 20040930-0117810, in the Register's Office for Davidson County, Tennessee.

E.W.W.

This is unimproved property, known as Lot 1 Wayne Winters One-Lot Subdivision 0 Morgan Rd, Nashville, TN.

Also conveyed herewith is an Ingress/Egress and Utility Access Easement described more particularly as follows:

An Ingress/Egress and Utility Access Easement for Wayne Winters One-Lot Subdivision of record in Instrument No. 20070806-0093144, being more particularly described as follows:

Commencing at an iron pin set in the northerly right of way of Morgan Road, said pin being located at the northeasterly corner of the property conveyed to Deborah Darlene Brown of record in Book 7545, Page 753 in the Register's Office for Davidson County, Tennessee and being a common corner of Lot 1, Final Subdivision Plat Wayne Winters One-Lot Subdivision of record in Instrument No. 20070806-0093144 in the Register's Office of Davidson County, Tennessee;

THENCE, with the boundary of Lot 1 and the northerly right of way of Morgan Road, along a curve to the right (R= 657.35') a distance of 31.79' to an iron pin. Said iron pin being the point of beginning of the herein described Easement;

THENCE, with the boundary of Lot 1 the following courses:
Along a curve to the left, (R= 25.00') a distance of 37.31' to an iron pin;
North 45°31'43"West, 121.29' to an iron pin;
Along a curve to the right, (R= 308.45') a distance of 69.93' to an iron pin;
South 66°24'24"West, 134.65' to an iron pin;
South 58°02'55"West, 120.64' to an iron pin;

THENCE, North 31°57'05"West, 50.00' to a point in the property conveyed to E. G. Winters of record in Book 4563, Page 143 in the Register's Office of Davidson County, Tennessee;

THENCE, North 58°02'55"East, 124.29' to a point;

THENCE, North 66°24'24"East, 186.20' to a point in the property conveyed to Tracy Y. & David L. Davenport of record in Instrument No. 20050606-0064286 in the Register's Office of Davidson County, Tennessee;

THENCE, with Davenport's westerly property line, along a curve to the left (R= 262.45') a distance of 104.96' to an iron pin;

THENCE, South 45°31'43"E, 119.52' to an iron pin;

THENCE, along a curve to the left, (R= 25.00') a distance of 37.31' to an iron pin in the northerly right of way of Morgan Road;

THENCE, with the northerly right of way of Morgan Road, along a curve to the left, (R= 657.35') a distance of 92.16' to the point of beginning, containing 24,976 square feet, 0.57 acres, more or less.

BEING a portion of the same property conveyed to E. Wayne Winters, Trustee with full power to sell, mortgage, lease, convey, or otherwise dispose of said property without the joinder of any beneficiary, by Deed from Anita K. Winters, recorded in Instrument No. 20001108011239, and re-recorded in Instrument No. 20011010011430 and re-recorded in Instrument No. 20011026-0117323, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2008 and subsequent years have been prorated and assumed by the Grantee(s) herein.

Init E. Winters Init

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, E. Wayne Winters, sign this Warranty Deed on this the 10th day of January, 2008

E. Wayne Winters, Trustee

E. Wayne Winters, Individually

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 **E. Wayne Winters, trustee**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 10th day of January, 2008.

Tamilyn Derryberry
Notary Public

My Commission Expires:
May 2, 2010

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Bill Garrett
Davidson County Register of Deeds