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WARRANTY DEED Davidson County DEEDWARR Recvd: 02/12/08 15:43 2 pgs Fees:13.00 Taxes:436.60 20080212-0014238	State of Tennessee County of Davidson The actual consideration or value, whichever is greater for this transfer is $118,000.00 Affiant Subscribed and Sworn to me this 8th day of February, 2008 Notary Public My commission expires 11-07-11

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Jeffrey L. Crowe 203 Elberta Street Nashville, TN 37210	Bank of America 9000 Southside Blvd. Jacksonville, FL 32256	MAP & PARCEL 11905041500

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James Douglas Carr, unmarried,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Jeffrey L. Crowe and wife, Barbara A. Crowe**, hereinafter called the Grantee, his 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. 20 on the Map of the re-subdivision of certain blocks of Cumberland Nurseries of record in Book 161, page 139, Register's Office for said County, to which map reference is hereby made for a more complete description.

Being the same property conveyed to James Douglas Carr by deed from Denise Wynette Sloan Carr of record in Instrument No. 200005310053818 and to James D. Carr by deed from Kenneth W. Carr, Jr. and wife, Mary Ann Carr of record in Book 9261, page 295; and to James D. Carr and Kenneth W. Carr, Jr. by deed from Joyce Marie Murphy of record in Book 7035, page 40, Register's Office for Davidson County, Tennessee. James Douglas Carr and James D. Carr are one and the same person.

Taxes for the year 2008 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 161, page 139, said Register's Office.

This is (x) improved ( ) unimproved property known as 203 Elberta Street, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 8th day of February, 2008.

James Douglas Carr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Douglas Carr** 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 Nashville, Tennessee, this 8th day of February, 2008.

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/24/09