Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #08-1019

Davidson County DEEDWARR
Recvd: 02/21/08 13:12 2 pgs
Fees:13.00 Taxes:523.55
20080221-0017080

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Linda Crowell Plunkett and Dana Crowell Hale, the heirs at law of Evelyn Crouch Crowell, deceased, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Sandra B. Langhans and Timothy Frank Jennette, a one half undivided interest each as Tenants In Common, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Jack R. Underwood, dated May 22, 1968 as follows:

Beginning at a railroad spike in the center of Old Charlotte Road; thence North 85 degrees West 154 feet to an iron pin (crossing a concrete monument on the west margin of road 25 feet from the center of road); thence North 4 degrees 30 minutes east 165 feet to an iron pin; thence South 85 degrees East 141 feet to a point in the center of said road about 1.75 feet south of a railroad spike; thence down the center of said road South 00 degrees. 00 minutes 165.63 feet to the point of beginning .

Being the same property conveyed to Knowlton H. Crowell and wife Evelyn C. Crowell by deed of record in Book 4241, page 286 RODC, and to Evelyn C. Crowell by Quitclaim deed from Knowlton H. Crowell recorded as Inst. No. 20050620-0070214, Register's Office for Davidson County, Tennessee. Said Knowlton H. Crowell, spouse of Evelyn C. Crowell, predeceased said Evelyn C. Crowell. Said Evelyn C. Crowell died a widow and intestate on March 24, 2007. Linda Crowell Plunkett and Dana Crowell Hale are the sole issue and heirs at law of said Evelyn C. Crowell. The property has not been the residence of the Grantors herein, their respective spouse or issue.

The property conveyed herein is subject to applicable easements, restrictions of record in Book 2701, page 143, RODC, title to and/or right of way for Old Charlotte Pike, and Property Taxes for the current year which have been prorated between the parties.

This is improved property, known as: 8644 Old Charlotte Pike, Pegram, TN, 37143.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 31st day of January, 2008

Linda Crowell Plunkett
Linda Crowell Plunkett

Dana Crowell Hale
Dana Crowell Hale

State of Tennessee)
County of Davidson)

On this 31st day of January, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Linda Crowell Plunkett and Dana Crowell Hale, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 141,500.00.

X Sandra B. Langhans
Affiant

Sworn and subscribed before me on this the 31st day of January, 2008.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Sandra B. Langhans et al	Bank of America, N.A.	1120001900
8644 Old Charlotte Pike	9000 Southside Blvd.	
Pegram, TN 37143	Jacksonville, FL 32256	