(1)

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $285,000.00 .

Marsha N Crownover
Affiant

Subscribed and sworn to before me this 9th day of April, 2008.

Lee E. Crawford
Notary Public
My Commission Expires 01/09/2012

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

08-0145

Address of New Owner:	Send Tax Bills to:	Tax Information:
Marsha H. Crownover	New Owner	131-03
1711 Bonner Avenue	1708 Bonner Ave	341
Nashville, TN, TN 37215	Nashville, TN 37215	

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 considerations, the receipt of which is hereby acknowledged, we **Thomas C. Fussell and wife, Caprice Fussell**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Marsha H. Crownover**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee being Lot No. 38 on the Plan of Green Hills Subdivision No. 2 of record in Book 547, Page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 38 fronts 75 feet on the southerly side of Bonner **Avenue and runs back between parallel lines 150 feet to a dead line.**

Being a part of the same property conveyed to Thomas C. Fussell and wife, Caprice Fussell by deed from Don A. Shiver, Executor of the Estate of Attie Gene Shriver, dated October 31, 2001, of record in Instrument No. 20011108-0123184, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

This is unimproved property located at **1711 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.

Davidson County DEEDWARR
Recvd: 04/15/08 13:30 2 pgs
Fees:13.00 Taxes:1054.50
20080415-0038120

Witness our hands this 9th day of April, 2008.

Thomas C. Fussell

Caprice Fussell

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 **Thomas C. Fussell and wife, Caprice Fussell**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 9th day of April, 2008.

Notary Public

My Commission Expires: 01/09/2012

LEE E. CRANFORD
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE