Davidson County DEEDWARR
Recvd: 06/03/08 14:21 2 pgs
Fees:13.00 Taxes:2275.50
20080603-0056633

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $615,000.00.

Affiant

Subscribed and sworn to before me this 30th day of May, 2008.

Notary Public

My commission expires: 11-07-2011

JENNIFER CHANDLER COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

This instrument was prepared by:

Yale Riley
Chicago Title Insurance Company
725 Cool Springs Blvd., Suite 160
Franklin, TN 37067

WARRANTY DEED

Address of New Owners:

James Frank Crowell, Jr.
P.O. Box 41250
Nashville, TN 37204-1250

Send Tax Bills to:

Owner

Map No. 105-02
Parcel No. 100.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, I, **Leon B. Strauss**, Grantor, have this day bargained and sold, and do hereby transfer and convey unto **James Frank Crowell, Jr.**, Grantee, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Edgehill Estates, Section 38 and parts of Lots Nos. 5 & 6 of Overton's Rock Castle Tract of record in Plat Book 4595, Page 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leon B. Strauss by deed from Leslie S. Barkley and wife, Frances A. Barkley of record in Book 8543, Page 130, in the Register's Office for Davidson County, Tennessee, dated January 30, 1992.

This is improved property known as 919 8th Avenue South, Nashville, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever. I covenant that I am 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.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his 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 my hand this 30th day of May, 2008.

Leon B. Strauss

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public in and for said County and State, **Leon B. Strauss,** 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 Franklin, this 30th day of May, 2008.

NOTARY PUBLIC
My Commission Expires: 11/[illegible]/10

JENNIFER CHANDLER COLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Encumbrances:

1. Taxes for the year 2008, a lien, but not yet due or payable, which are being prorated between the parties.

2. Subject to all matters shown on the Plan of record in Plat Book 4595, page 99, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions and restrictions set forth in Warranty Deed of record in Book 4586, page 836, Register's Office for Davidson County, Tennessee.