Davidson County DEEDWARR
Recvd: 08/25/08 11:16 4 pgs
Fees:23.00 Taxes:462.50
20080825-0087114

THIS INSTRUMENT WAS PREPARED BY:
James N. Bryan, Jr.
211 Third Avenue, N.
Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HELEN E. WOODS (NAME)	same	094 12 0 050.00
295 Clovernook Drive (STREET ADDRESS OR ROUTE NUMBER)		
Nashville, TN 37210 (CITY) (STATE) (ZIP)	(STREET ADDRESS)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $125,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2008

Notary Public

MY COMMISSION EXPIRES:
1/9/2012

REGINA T. CROUCH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

WARRANTY DEED

Preamble

On May 1, 1963, the property described below was conveyed to John Arthur Crouch, Sr., a one-third undivided interest; John Arthur Crouch, Jr., and wife, Helen Howell Crouch, a one-third undivided interest by the entirety; and Margaret Crouch a one-third undivided interest.

John Arthur Crouch, Sr., died intestate on October 25, 1968. He was survived by three children: John Arthur Crouch, Jr., Margaret Crouch and Rose Crouch Howell.

Rose Crouch Howell died on March 17, 1997, and was survived by four children: Patricia A. Neal, Jane E. Harris, Robert R. Howell and Charles R. Howell.

Margaret Crouch, an unmarried woman, died on April 6, 1999. Her Estate was probated in Davidson County, Tennessee, under docket number 99P-1204. Her Will left the property described below to her sister-in-law, Helen Howell Crouch.

John Arthur Crouch, Jr., died on April 1, 1974, and was survived by his wife, Helen Howell Crouch. Helen Howell Crouch died on May 28, 2007. Her Will was probated in Davidson County, Tennessee, under docket number 07P-1164. Her Estate was left in equal shares to her children Mary Margaret Crouch Cooley and John Arthur Crouch, III.

Conveyance

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Mary Margaret Crouch Cooley and John Arthur Crouch, III, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Helen E. Woods, an unmarried woman, hereinafter called the Grantee, her heirs, and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 22 on the Plan of Clover Nook Subdivision as of record in Book 2900, page 51 and 52, Register's Office for said County.
Said Lot No. 22 fronts 90 feet on the northeasterly side of Clovernook Drive and runs back 330.5 feet on the southeasterly line and 289.6 feet on the northwesterly line to a dead line in the rear, on which it measures 98 feet thereon.

Being the same property conveyed to John Arthur Crouch, Sr., a one-third undivided interest; John Arthur Crouch, Jr., and wife Helen Howell Crouch, a one-third undivided interest by the entirety and Margaret Crouch, a one-third undivided interest by warranty deed dated May 1, 1963, from William S. Wirshing and wife, Ena C. Wirshing, of record in Book 3536, Page 157, et. seq., Register's Office for Davidson County, Tennessee and a quitclaim deed from the heirs of Rose Crouch Howell of record in instrument number 20080807-0081412, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the easements, setback line and conditions of owner's certificate, as shown on plan of record in Book 2900, page 51 and 52, the restrictive covenants contained in an instrument recorded in Book 2994, page 126, and other limitations, restrictions and encumbrances of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 295 Clovernook Drive, Nashville, Tennessee 37210.

The spouses of Mary Margaret Crouch Cooley and John A. Crouch, III, join in this conveyance for the purpose of conveying whatever interest they have in the property.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all personal whomsoever.

WITNESS our hands this 11th day of August, 2008.

Mary Margaret Crouch Cooley

Stanley Cooley

John Arthur Crouch, III

Susanne J. Crouch

STATE OF ARKANSAS)
COUNTY OF Pulaski)

Personally appeared before me, Etta Henard, a Notary Public in and for said county, Mary Margaret Crouch Cooley and husband, Stanley Cooley, the within named bargainors, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 11th day of August, 2008.

ETTA HENARD NOTARY PUBLIC PULASKI COUNTY, ARKANSAS

Etta Henard
Notary Public

My commission expires: 10-11-11

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Regina T. Crouch, a Notary Public in and for said county, John Arthur Crouch, III and wife, Susanne J. Crouch, the within named bargainors, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 11th day of August, 2008.

Regina T. Crouch
Notary Public

My commission expires: 1/9/2012

