Davidson County DEEDWARR
Recvd: 10/09/08 15:04 3 pgs
Fees:18.00 Taxes:225.70
20081009-0102581

This instrument prepared by:
Benjamin H. Perry, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey Street, P.O. Box 82
Ashland City, TN 37015

792-5636

Virginia Crowder

TO:

Edward Crowder
3240 Briarwick Dr
Nash TN 37218

MAP: 59-10

PARCEL: 274

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Virginia Crowder, Grantor herein, have bargained and sold and by these presents do convey unto Edward Crowder, Grantee herein, his heirs, successors, and assigns, the following described property:

> Land in Davidson County, Tennessee Being Lot No. 22-A on the Plan of Haynes Manor, Section 7, Zone Lot Division as of record in Book 6200, page 640, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Subject to all matters of record in Plat Book 6200, Page 640, Register's Office for Davidson County, Tennessee.
>
> Subject to any and all easements of record in the Register's Office for Davidson County, Tennessee.
>
> Subject to restrictions of record in Book 6632, Page 656, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Virginia Crowder by deed from Tammy

Doctor of record at Instrument No. 20030812-0115052, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Virginia Crowder by deed from Thomas Crowder by deed of record at Instrument No. 20030812-0115053, Register's Office for Davidson County, Tennessee.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, his heirs, successors, and assigns forever. I do covenant with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, his heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand this the 8 day of October, 2008.

Virginia Crowder
VIRGINIA CROWDER

GERTRUDE CROWDER ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, VIRGINIA CROWDER, unmarried, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office this the 8 day of October, 2008.

Gertrude Crowder Allen
NOTARY PUBLIC

MY COMMISSION EXPIRES:
July 5, 2011

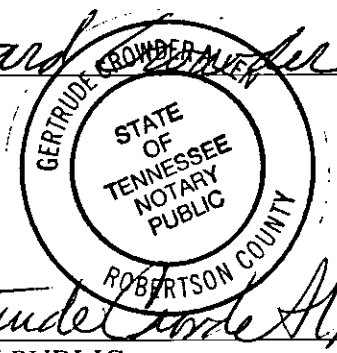
My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $61,000.00.

Edward Crowder Allen
Grantee

SWORN to and subscribed before me
this the 8 day of October, 2008.



MY COMMISSION EXPIRES:
My commission expires: July 5, 2011

Gertrude Crowder Allen
NOTARY PUBLIC

NO TITLE SEARCH WAS PERFORMED IN PREPARATION OF THIS DOCUMENT. THIS DOCUMENT WAS PREPARED EXCLUSIVELY WITH INFORMATION PROVIDED BY THE PARTIES.