Davidson County DEEDWARR
Recvd: 10/28/08 12:47 2 pgs
Fees:13.00 Taxes:136.90
20081028-0107488

Prepared By & Return To:
Tennessee Title Services, LLC
8005 Church Street E., Suite 216
Brentwood, TN 37027
08-0087

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 37,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of Oct., 2008

Notary Public
Commission Expires: 5-2-11

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:
Jack E. Crouch
5081 Rawlings Road
JoeltonTN37080

SEND TAX BILLS TO:
Jack E. Crouch
5081 Rawlings Road
JoeltonTN37080

MAP & PARCEL
21/258

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, I/WE,

Douglas E. Adkins

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jack E. Crouch

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

"EXHIBIT A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Section One, Potter Estates, of record in Book 5050, page 6, said Register' s Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Douglas E. Adkins and wife Freda A. Adkins by deed from H.R. Potter and wife Sallie C. Potter of record in Book 5075, page 825, re-recorded in Book 5101, page 187, said Register's Office, dated September 30, 1976. And being the same property conveyed to Douglas E. Adkins by Quitclaim Deed from Freda A. Adkins of record in Instrument 200710100120516, said Register's Office, dated October 1, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5081 Rawlings Road, Joelton, TN 37080.

The GRANTOR makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein, except as to title and then only as expressly set forth herein, the Grantee acquires said land and improvements in an "AS IS" condition.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Douglas E. Adkins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas E. Adkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of October, 2008.

Tracey Perry
Notary Public

Commission Expires: 5-2-11

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY