Davidson County DEEDWARR
Recvd: 11/17/08 15:57 2 pgs
Fees:13.00 Taxes:421.80
20081117-0113507

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $114,000.00.

Dawn M Gray Melton
Affiant

Subscribed and sworn to before me, this 13th day of November, 2008.

Notary Public: Devon J. Sutherland
My Commission Expires: 12/09/08

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

WARRANTY DEED

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Jonathan E. Melton and Dawn M. Gray Melton 806 Barbara Drive Madison, TN 37115	New Owner	05103008500

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Anthony A. Crowder, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jonathan E. Melton and wife, Dawn M. Gray Melton**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot 101 on the map of Section Two, Pleasant Acres, as of record in Book 2133, page 75, Register's Office for said County.

SAID Lot No. 101 fronts 160 feet on the north side of Barbara Drive, and runs back between lines, 245 feet on the west line and 267 feet on the east line, to a dead line in the rear, on which it measures 161.48 feet.

BEING the same property conveyed to Joe Foster Crowder and wife, Edith A. Crowder, by Warranty Deed from Castleman Construction Company, a Tennessee corporation, dated May 10, 1965, recorded May 11, 1965, in Book 3889, Page 533, Register's Office for Davidson County, Tennessee, thence to Anthony A. Crowder and Joe T. Crowder by Quitclaim Deed from Edith A. Crowder, dated November 23, 1979, recorded December 10, 1979, in Book 5538, Page 297, Register's Office for Davidson County, Tennessee, thence to Edith Avanna Sadler by Quitclaim deed from Anthony A. Crowder, unmarried, dated August 7, 1984, recorded August 8, 1984, in Book 6355, Page 285, Register's Office for Davidson County, Tennessee, thence to Joe T. Crowder by Quitclaim Deed from Edith Avanna Sadler and husband, Ray Sadler, dated April 25, 1990, recorded May 3, 1990, in Book 8101, Page 717, Register's Office for Davidson County, Tennessee, thence to Norman D. Rollins, Trustee by Quitclaim Deed from Joe T. Crowder, thence simultaneously from Norman D. Rollins, Trustee to Joe T. Crowder and Anthony A. Crowder, as tenants in common, dated May 27, 1993, recorded May 28, 1993, in Book 8963, Page 901, Register's Office for Davidson County, Tennessee, thence from Joe T. Crowder and wife, Linda Crowder, by Quitclaim to Anthony A. Crowder, unmarried, dated December 11, 1998, recorded December 14, 1998, in Book 11250, Page 447, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 2133, Page 75, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 2204, Page 47, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 806 Barbara Drive, Madison, TN 37115

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. Grantors covenant with said Grantees that they are

lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 13th day of November, 2008.

Anthony A. Crowder

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Anthony A. Crowder**, the bargainor(s), 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, this 13th day of November, 2008.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075