File Box 9B (First Title and Escrow Co., Inc.)
File 28210

Davidson County DEEDWARR
Recvd: 12/31/08 10:44 2 pgs
Fees:13.00 Taxes:1942.50
20081231-0123932

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $525,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of December, 2008.

Notary Public
My commission expires: _____

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

Address of New Owner:	Send Tax Bills to:	Tax Information
Douglas C. Neuman 6150 Jocelyn Hollow Road Nashville, TN 37205	New Owner	115-16-042.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lynn Crabtree Peck, Special Trustee of The Elizabeth Lee Crabtree Trust and Lynn Crabtree Peck, Trustee of The Lynn Crabtree Trust, both trusts having been established under The Nancy C. Crabtree Living Trust dated June 28, 2008,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Douglas C. Neuman and wife, Elizabeth B. Neuman,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Westmeade Farms, Inc., Section A of record in Plat Book 1424, Page 143, 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 part of the same property conveyed to Nancy C. Crabtree, Trustee of The Nancy C. Crabtree Living Trust established by the Revocable Trust Agreement of Nancy C. Crabtree, dated June 26, 2008 by deed from Nancy C. Crabtree of record as Instrument No. 20080702-0068173, in the Register's Office for Davidson County, Tennessee, with full power to sell, transfer, mortgage and convey without signature of any beneficiary. Upon the death of Nancy C. Crabtree on June 28, 2008, subject property passed in equal shares to Elizabeth Lee Crabtree, Trustee of the Elizabeth Lee Crabtree Trust and to Lynn Crabtree Peck, Trustee of the Lynn Crabtree Peck Trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, and with the power to delegate such powers to a Special Trustee. By instrument recorded as Instrument No. 20081231-0123929, said Register's Office, Elizabeth Lee Crabtree has designated Lynn Crabtree Peck as Special Trustee of The Elizabeth Lee Crabtree Trust. See also Certificates of Trust for The Elizabeth Lee Crabtree Trust and The Lynn Crabtree Peck Trust, recorded respectively as Instrument Nos. 20081231-0123930 and 20081231-0123931, said Register's Office.

Lynn Crabtree Peck and Lynn C. Peck are one and the same person.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 6150 Jocelyn Hollow Road, Nashville, Tennessee 37205.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 the 23rd day of December, 2008.

L C Peck, Special Trustee

Lynn Crabtree Peck, Special Trustee of
The Elizabeth Lee Crabtree Trust

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

L C Peck, Trustee

Lynn Crabtree Peck, Trustee of
The Lynn Crabtree Peck Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lynn Crabtree Peck,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she is the Special Trustee of the Elizabeth Lee Crabtree Trust, and who further acknowledged that she executed the within instrument for the purposes therein contained by signing her name as the Special Trustee of the Elizabeth Lee Crabtree Trust.

Witness my hand and official seal at Franklin, Tennessee, this the 23rd day of December, 2008.

Notary Public

My Commission expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lynn Crabtree Peck,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she is the Trustee of the Lynn Crabtree Peck Trust, and who further acknowledged that she executed the within instrument for the purposes therein contained by signing her name as the Trustee of the Lynn Crabtree Peck Trust.

Witness my hand and official seal at Franklin, Tennessee, this the 23rd day of December, 2008.

Notary Public

My Commission expires: _____

FILE NO: 2008121034

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds