PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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BILL GARRETT, Davidson County
Trans:T20090030356 DEEDWARR
Recvd: 05/07/09 10:41 2 pgs
Fees:13.00 Taxes:1627.63
20090507-0042052

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(DM) Title No: 49878
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Tammy B. James Robert E. James 424 Valley Trace Drive Nashville, Tennessee 37221	New Owner

TAX MAP-PARCEL NUMBERS: 143060A04800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$439,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bob F. Crawford as Executor under the will of Jerre E. Montgomery and Bob F. Crawford, individually**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tammy B. James and spouse, Robert E. James** hereinafter called the **Grantee**, Grantee's 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 No. 14 on the Plan of Harpeth Trace Estates, Phase Two of record in Book 5200, pages 556, 557 and 558, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerre E. Montgomery, a single woman by warranty deed from William P. Hall and wife, Jane J. Hall, dated July 30, 1999 and recorded on Aug. 27, 1999 of record in Book 11638, page 554, Register's Office for Davidson County, Tennessee. The said Jerre E. Montgomery has since died. The Last Will and Testament of Jerre E. Montgomery of record in Docket No. 08P-1059, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Bob F. Crawford and appointed the said Bob F. Crawford as Executor under said will.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Pages 556, 557 and 558, said Register's Office, which Plan shows a minimum building setback easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 5120, page 978, Book 5120, page 199, Book 5380, page 357, Book 6094, page 718, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 424 Valley Trace Drive, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of May, 2009.

Bob F. Crawford as Executor under the will of Jerre E. Montgomery

Bob F. Crawford, individually

State of TENNESSEE
County of DAVIDSON

On this 4th day of May, 2009 , before me the undersigned authority, personally appeared Bob F. Crawford as Executor under the will of Jerre E. Montgomery to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

On this 4th day of May, 2009 , before me the undersigned authority, personally appeared Bob F. Crawford to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $439,900.00

Affiant

Sworn and subscribed before me this the 5th day of May, 2009

Notary Public

My Commission Expires: 10-15-12

JENNIFER THOMAS NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY