(1)

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 Return to: SIDWELL & BARRETT, P.C. 121 1st Avenue South, Suite 200 Franklin, TN 37064 Tonja Barron, State of Tennessee Notary Public, Williamson County My commission expires November 21, 2012	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 255,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF DECEMBER, 2009. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George C. Croslin	New Owner	MAP 155-8-C
7145 Poplar Creek Trace		PARCEL 59
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Theodore Ross Fellman and wife, Martha Ellen Fellman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George C. Croslin and wife, Mildred E. Croslin**

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:

Land in Davidson County, Tennessee, being Lot number 59 on the plan of Phase 2, Poplar Creek Estates, of record in Book 6900, pages 339 through 347 and as amended in Book 7900, pages 888 and 889, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Theodore Ross Fellman and wife, Martha Ellen Fellman by deed recorded in Book 8642, page 734, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **7145 Poplar Creek Trace, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do 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 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 our hands this the 9th day of December, 2009.

Theodore Ross Fellman

Martha Ellen Fellman

BILL GARRETT, Davidson County
Trans:T20090085311 DEEDWARR
Recvd: 12/18/09 11:22 2 pgs
Fees:13.00 Taxes:943.50
20091218-0115280

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Theodore Ross Fellman** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 9th day of December, 2009.

My Commission expires 1-9-12

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Martha Ellen Fellman** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 9th day of December, 2009.

My Commission expires 1-9-12

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN