03

Bally Title

BILL GARRETT, Davidson County
Trans:T20090086316 DEEDWARR
Recvd: 12/23/09 10:32 2 pgs
Fees:13.00 Taxes:1311.65
20091223-0116711

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $354,500.00

Affiant

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Subscribed and sworn to before me, this 4th day of December, 2009.

Notary Public

My Commission Expires: 2/11/13

This instrument was prepared by:
Wayne Crim, Attorney
Union Street Title, LLC
329 Union Street
Nashville, TN 37201

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
John M. Crow 3707 Estes Road Nashville, TN 37215	**BANCORP SOUTH BANK** **P.O. BOX 3356** **TUPELO, MS 38803**	116-12-0-084.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, CAROLINE V. HANNAH, MARRIED, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto JOHN M. CROW, UNMARRIED, 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 the south 1/2 of Lot No. 5 and the north 1/2 of Lot No. 6, Block "D", on the Map of Woodmont Lane Homesites, as of record in Book 1130, page 13, said Register's Office.

SAID parts of said lots adjoin and front together 100 feet on the westerly side of Estes Avenue and run back between lines, 155 feet on the south line of said part of Lot 6, and 170.5 feet more or less on the north line of said part of Lot 5, to a dead line in the rear, measuring 86.1 feet more or less, thereon, said dead line being a broken line.

TOGETHER WITH a Private Ingress/Egress Easement of record in Instrument No. 20030813-0115947, said Register's Office.

BEING the same property conveyed to Caroline Vickers, by Warranty Deed from Jimmy M. Evans, Jr. and wife, Michelle H. Evans, dated August 25, 2003, of record in Instrument No. 20030826-0123623, Register's Office for Davidson County, Tennessee. Said property description being corrected by an Instrument of Correction of Deed, dated December 1, 2009, of record in Instrument No. 20091201-0109736, Register's Office for Davidson County, Tennessee. The said Caroline Vickers having since married Jeremy Hannah and is now known as Caroline V. Hannah.

Description Reference: The description is the same as that used in the last deed prior to this transaction as corrected by Instrument of Correction of Deed and with the addition of a Private Ingress/Egress Easement.

This conveyance is subject to: (1) Taxes for 2009 and subsequent years; (2) All matters set forth on the plan of record in Plat Book 1130, Page 13, Register's Office for Davidson County, Tennessee; (3) Ingress and Egress Easement Agreement of record in Instrument No. 20030813-0115947, said Register's Office; (4) All other restrictions and easements of record, if any.

This property is improved property known as 3707 Estes Road, Nashville, Tennessee 37215.

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. Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out.

GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to 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.

The undersigned, JEREMY HANNAH, husband of CAROLINE V. HANNAH enters into the conveyance for the purpose of conveying any and all marital interest that he may have in the subject property.

WITNESS my hand this 4th day of December, 2009.

Caroline V. Hannah

CAROLINE V. HANNAH,
Formerly CAROLINE VICKERS

JEREMY HANNAH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLINE V. HANNAH and JEREMY HANNAH, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4 day of December, 2009.

Notary Public

My Commission Expires: 9/25/2010

LARRY R. WILLIAMS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.