THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10121723**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $600,000.00. Affiant Subscribed and sworn to before me, this16th day of December, 2010. Notary Public My Commission Expires: 9/9/14

WILLIAM T. CHARMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

WARRANTY DEED

Address New Owner: Sidney C. Crews 198 Kirkwood Place Jackson, MS 39211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-12-0-081.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stewart F. Stowers, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sidney C. Crews** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, in the 4th, formerly the 26th Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 18 of Block I, on the Map of Cherokee Park, Second Section, as of record in Book 547, Pages 175 and 176, Register's Office for Davidson County, Tennessee. Said Lot No. 18 fronts 60 feet on the Westerly side of Lauderdale Road, and runs back 119.71 feet to the Southerly line and 120.66 feet on the Northerly line to a dead line and measures 78 feet thereon.

Being the same property conveyed to Stewart F. Stowers, unmarried by Warranty Deed from Ann Julia Olsen and husband Mark A. Burnett, recorded on the 17th day of December, 2004 in Instrument No. 20041217-0150386, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, BLOCK I, CHEROKEE PARK, as recorded in Plat Book 547, Page(s) 175 and 176, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 233 Lauderdale Road Nashville TN 37205.

Samantha D. Stowers. wife of Stewart F. Stowers, joins in this instrument to convey any and all interest, marital or otherwise, in said property.

BILL GARRETT, Davidson County
Trans:T20100079575 DEEDWARR
Recvd: 12/17/10 13:26 2 pgs
Fees:13.00 Taxes:2220.00
20101217-0100582

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of December, 2010.

Stewart F. Stowers

Samantha D. Stowers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stewart F. Stowers and Samantha D. Stowers, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of December, 2010.

Notary Public

My Commission Expires: 9/9/14

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014