THIS INSTRUMENT PREPARED BY:
John L. Van Cleave
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(3)(F). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(5).

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janette L. Crumpacker, Trustee of the Janette L. Crumpacker Revocable Trust 1038 Tyne Blvd. Nashville, TN 37220	(same)	Map & Parcel: 14504001300

KNOW ALL MEN BY THESE PRESENTS that we, JOE D. CRUMPACKER and wife, JANETTE L. CRUMPACKER, hereinafter "Grantors", have this day bargained and sold and do hereby transfer and convey unto JANETTE L. CRUMPACKER, Trustee of the Janette L. Crumpacker Revocable Trust u/t/a dated May 12, 2011, as heretofore or hereafter amended, her successors and assigns, with full power to sell, transfer, convey, mortgage or encumber in any manner whatsoever, all without joinder of any other party, that certain tract or parcel of real property, together with any and all improvements located thereon, situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Revised Plan of Lealand Manor, 4th Addition, as of record in Book 1424, page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 260 feet on the northerly side of Tyne Boulevard and runs back 735.7 feet on the easterly line and 729.8 feet on the westerly line to a dead line, measuring 238.7 feet thereon.

Being the same property conveyed to Joe D. Crumpacker and wife, Janette L. Crumpacker, by deed from David E. Jenkins and wife, Mary Joan Jenkins, of record in Book 5735, page 89 and re-recorded in Book 5746, page 449, Register's Office for Davidson, Tennessee.

BILL GARRETT, Davidson County
Trans:T20110032592 DEEDWARR
Recvd: 06/01/11 15:42 3 pgs
Fees:17.00 Taxes:0.00
20110601-0041879

This improved property, known as 1038 Tyne Blvd, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, her successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for (i) the lien for real property taxes for the current year and subsequent years, (ii) restrictive covenants of record in Book 1129, page 536 and Book 1471, page 429, Register's Office for Davidson County, Tennessee, (iii) those easements, setback lines and other matters set forth in the above referenced plan of record and (iv) any existing mortgages, deeds of trust, easements, and restrictions of record in the Register's Office for Williamson County, Tennessee..

Grantors further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 U.S.C.A. § 1701j-3 (d) (8). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

WITNESS my hand this 26th day of May, 2011.

JOE D. CRUMPACKER

JANETTE L. CRUMPACKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Michele Krebs, a Notary Public of the State and County aforesaid, personally appeared JOE D. CRUMPACKER and wife, JANETTE L. CRUMPACKER, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of May, 2011.

Michelle Krebs
Notary Public

My Commission Expires:

9-3-12

MICHELLE R. KREBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
September 3, 2012