BILL GARRETT, Davidson County
Trans:T20110082831 DEEDWARR
Recvd: 12/30/11 13:13 2 pgs
Fees:13.00 Taxes:1047.10
20111230-0102264

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 11121713

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $283,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this29th day of December, 2011.

S. T. M.
Notary Public
My Commission Expires: July 8, 2013

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kevin D. Vedders and Wendy Vedders 3322 Old Franklin Rd Antioch TN 37013	SWBC MORTGAGE CORP 5055 MARYLAND WAY, STE 200 BRENTWOOD TN 37027	Tax Parcel ID No. 174-159.00

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, **Marjorie O. Crowell, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin D. Vedders and wife, Wendy Vedders** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 5th Civil District of Davidson County, described according to Survey of McConnell Engineering, dated September 10, 1982, as follows:

Beginning at an iron pin in the South margin of Old Franklin Road, said point being located 510 feet, more or less, Westwardly from the West margin of Cain Ridge Road; thence South 06 deg. 41 min. 22 sec. West 1,027.27 feet to an iron pin; thence South 63 deg. 32 min. 14 sec. West 233.37 feet to an iron pin; thence North 06 deg. 41 min. 22 sec. East 1157.18 feet to an iron pin in the South margin of Old Franklin Road; thence with said margin North 84 deg. 21 min. 25 sec. East 200.00 feet to the point of beginning, containing 5.00 acres according to said survey.

Being the same property conveyed to Floyd Crowell and wife, Marjorie Crowell by Warranty Deed from Neal L. Jennings and wife, Carolyn B. Jennings, recorded on the 21st day of September, 1982 in Deed Book 5939, Page 677, in the Register's Office of Davidson County, Tennessee. The said Floyd Crowell having since died on October 25, 2001.

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 2012 and thereafter, not yet due and payable.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 3322 Old Franklin Rd Antioch TN 37013.

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 29th day of December, 2011.

Marjorie Crowell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marjorie Crowell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of December, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014