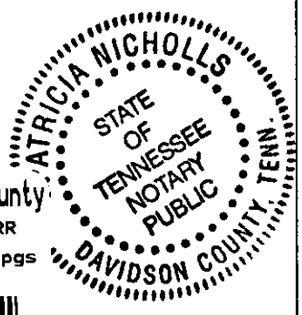
WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20120059992 DEEDWARR
Recvd: 08/13/12 11:45 4 pgs
Fees:23.00 Taxes:629.00



20120813-0072144

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2012

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kudzu Real Estate, Inc.	NEW OWNER	Parcel ID:
203 Point East Dr.		10509037900
Nashville, TN 37216		

FOR AND IN 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

Russelltaze Crowder, a 1/2 undivided interest and Tiffeni Johnson Fontno, and Jimmy Todd Johnson, Heirs of the Estate of Jacqueline Pauline Johnson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Kudzu Real Estate, Inc.
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:

BEING the easterly 50 feet of the westerly 105 feet, more or less, of Lot No. 30 on the Map of Waverly Land Company's Plan, called Waverly Place, as of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the northerly side of Acklen Avenue, formerly Prospect Avenue, 55 feet northeast of the line between Lots Nos. 30 and 31, a post now standing; thence in a northeasterly direction with Acklen Avenue as now established by sidewalk and curb line 50 feet to a stake; thence in a northwesterly direction 235-1/2 feet, more or less, to the southerly margin of Grove Street; thence westwardly with Grover Street 3-1/2 feet to the southeasterly margin of a 20 foot alley; thence in a southwesterly direction with said alley, 48-1/2 feet, more or less, to a point 55 feet northeast of said original line of Lots Nos. 30 and 31; thence southeastwardly 230 feet, more or less, to the beginning.

Being the same property conveyed to Russelltaze H. Crowder and Harry R. Crowder by deed of record in Book 3132, Page 634, said Register's Office. And being the same property conveyed to Harry R. Crowder by Quitclaim Deed from Russelltaze H. Crowder of record in Book 5099, Page 255, said Register's Office. The said Harry Russell Crowder died July 16, 1981. See also Affidavit of Inheritance of Real Estate of record in Book 8488, Page 661, said Register's Office. Callie M. Crowder died December 17, 2001, and title vested in Jacqueline P. Johnson and Russelltaze Crowder. Jacqueline P. Johnson died August 27, 2006, and title vested in Tiffeni Johnson Fontno and Jimmy Todd Johnson. See also Affidavit of Heirship of record in Instrument 20120813-0072143, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 57, Page 95, said Register's Office.

The signature of Russelltaze Crowder is signed by his duly appointed Attorney-in-Fact, Jeanette Walker Crowder, pursuant to the Power of Attorney of record in Instrument 20100308-0017586, said Register's Office. Russelltaze Crowder and Russelltaze Hildard Crowder, Sr. being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 906 Acklen Ave., Nashville, TN 37203

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 7th day of August, 2012.

Russelltaze Crowder
By: Jeanette Walker Crowder, Atty.-in-Fact

Russelltaze Crowder
By: Jeanette Walker Crowder,
Attorney-in-Fact

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, Jeanette Walker Crowder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Russelltaze Crowder, as his Attorney in Fact as the free act and deed of the within named Russelltaze Crowder.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of August, 2012.

My Commission Expires: 11/7/15

Notary Public



Witness our hands this 8th day of August, 2012.

Russelltaze Crowder
By: Jeanette Walker Crowder,
Attorney-in-Fact

Tiffeni Johnson Fontno, Heir of the Estate of
Jacqueline Pauline Johnson

Jimmy Todd Johnson, Heir of the Estate of
Jacqueline Pauline Johnson

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, Jeanette Walker Crowder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Russelltaze Crowder, as his Attorney in Fact as the free act and deed of the within named Russelltaze Crowder.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of August, 2012.

My Commission Expires: _____

Notary Public

STATE OF OHIO
COUNTY OF Cuyahoga

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tiffeni Johnson Fontno and Jimmy Todd Johnson, 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 purpose therein contained.

Witness my hand and official seal this 8th day of August, 2012.

My Commission Expires: Jan 3rd 2015

Notary Public

ADAM TAMA
Notary Public, State of Ohio
My Comm. Expires Jan. 3, 2015

Witness our hands this 8th day of August, 2012.

Tiffeni Johnson Fontno, Heir of the Estate of
Jacqueline Pauline Johnson

STATE OF NORTH CAROLINA
COUNTY OF Wake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tiffeni Johnson Fontno, 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 purpose therein contained.

Witness my hand and official seal this 8th day of August, 2012.

My Commission Expires: 05/13/2017

Notary Public

Natoria Smith
NOTARY PUBLIC
Wake County, NC