BILL GARRETT, Davidson County
Trans:T20120076322 DEEDWARR
Recvd: 10/08/12 15:31 2 pgs
Fees:13.00 Taxes:499.50
20121008-0092116

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
12-0895

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of September, 2012

Notary Public
Commission Expires: 3-3-15

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

Address of New Owner	Send Tax Bills To:	Map & Parcel
Don Bryan Crouch 7257 Bidwell Road Joelton, TN 37080	PrimeLending, a PlainsCapital Company 18111 Preston Road, Suite 900 Dallas, TX 75252	014-00-0-046.09

WARRANTY DEED

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, I/WE,

Jack E. Crouch and wife, Ansley M. Crouch

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Don Bryan Crouch, 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 the 14th Civil District of Davidson County, Tennessee, described according to a survey made by D.E. Boner & E. Medlin, Surveyors, April 12, 1963, as follows:

Beginning at a point on the westerly margin of Bidwell Road North 2 deg. 30' East, 3850 feet from the northwest corner of said Road and Old Clarksville Pike; thence with the westerly margin of said Road, North 2 deg. 30' East, 150 feet; thence North 87 deg. 30' West, 791.52 feet; thence South 2 deg. 29' West, 150 feet; thence South 87 deg. 30' East, 791.48 feet to the beginning, containing 2.72 acres, more or less.

BEING the same property conveyed to Jack E. Crouch, by Special Warranty Deed from Chase Manhattan Mortgage Corporation, dated 6/3/04 and recorded 6/22/04 in Instrument No. 20040622-0073787, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7257 Bidwell Road, Joelton, TN 37080.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of September, 2012.

Jack E. Crouch

Ansley M. Crouch

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Jack E. Crouch and Ansley M. Crouch
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of September, 2012.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 3/19/2013