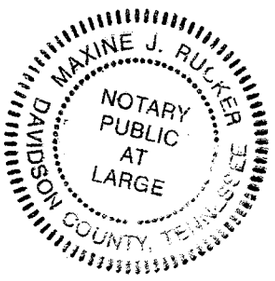
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$50,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **01/30/13**

Notary Public

MY COMMISSION EXPIRES: MAR 0 8 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services, Inc.
215 2ND Ave North, Suite 200, Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lacrisha R. Croom	Pinnacle Bank	081-14-0-073
(NAME) 1613 24th Ave. North	(NAME) 150 3rd Ave. South	Davidson County DEEDWARR Recvd: 02/05/13 12:04 2 pgs Fees:13.00 Taxes:185.00 20130205-0011895
(ADDRESS) Nashville, TN, 37208	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Annie Colter,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lacrisha R. Croom*** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

* an unmarried woman

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

Being part of Lot No. 19 on the map of the Subdivision of the Georgia Industrial Realty Company's North Nashville property of record in Book 421, page 188, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of 24th Avenue North 100 feet, more or less, north of the north margin of Burch Avenue, being the northeast corner of the property conveyed tgo J. A. Hibdon, et al, by deed of record in Book 1238, page 493, said Register's Office; thence westerly parallel to the north line; 150 feet to the easterly line of the property conveyed to John Shadowens and wife, by deed of record in Book 1199, page 233, said Register's Office; thence along Shadowens' easterly line northerly parallel to the westerly line of the lot owned by Woodrow Gifford and wife; thence along Gifford's such line easterly 150 feet to the westerly margin of 24th Avenue North; thence with the margin of the same, southerly 50 feet to the beginning.

Being the same property conveyed to WILLIAM U. COLTER, by deed from FLORA M. LOVE, of record as Book 5946, page 597, dated September 28, 1982, said Register's Office. Being further conveyed to ANNIE L. COLTER by quitclaim deed from WILLIAM U. COLTER, of record as Book 7161, page 997, dated March 6, 1987. Being further conveyed to WILLIAM U. COLTER and wife, ANNIE COLTER, by quitclaim deed from WILLIAM U. COLTER and ANNIE COLTER, of record as Instrument No. 20010305-0020426, dated January 3, 2001, said Register's Office.

Being the Northerly 50 feet of the Easterly 150 feet of Lot No. 18 on the map of Georgia Industrial Realty Company's North Nashville Property, as of record in Book 421, page 188, Register's Office for said County.

Said part of Lot No. 18 fronts 50 feet on the Westerly side of 24th Avenue North and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to WILLIAM U. COLTER and ANNIE L. COLTER by deed from H. C. HIBDON, of record as Book 6357, page 576, dated August 9, 1984, said Register's Office. Being further conveyed to ANNIE L. COLTER by quitclaim deed from WILLIAM U. COLTER, of record as Book 7159, page 725, dated October 3, 1986, said Register's Office. Being further conveyed to WILLIAM U. COLTER and wife, ANNIE COLTER, by quitclaim deed from WILLIAM U. COLTER and ANNIE L. COLTER, of record as Instrument No. 20010305-0020427, dated January 3, 2001, said Register's Office.

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 my/our hand(s) this day 01/30/13.

Annie L Colter

Annie Colter, Seller

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 **Annie Colter**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **day 01/30/13.**

My Commission Expires: MAR 0 8 2016

Notary Public

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Please return to
Logos Realty Closing Services, Inc.
215 2nd Ave North, Suite 200
Nashville, TN 37201

Certificate of Authenticity

I, Jennifer Chandler-Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler-Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE