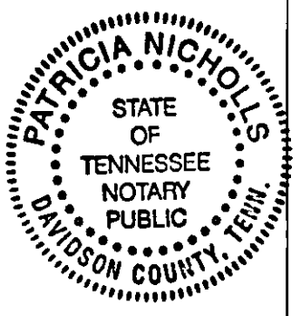
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2013

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(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: |
|---|---|---|
| Dennis Crowder | Bank of America, N.A. | Parcel ID: |
| 1108 Paris Ave. | 6400 Legacy Drive | 11801016000 |
| Nashville, TN 37204 | Plano, TX 75024 | |

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

**Estate of Mary G. Carr**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Dennis Crowder and wife, Ethel C. Crowder**
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 Lot No. 64 on the Map of Dr. L.G. Noel's Second Subdivision of Idlewild, as of record in Book 332, Page 77, Register's Office for Davidson County, TN.

Said lot fronts 50 feet on the north side of Paris, formerly Pope Avenue, and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Virgil J. Carr, Sr. and wife, Mary League Carr by deed from Leo C. Clark and wife, Nelle E. Clark, of record in Book 4142, Page 595, dated June 16, 1967, Register's Office for said County. The said Virgil J. Carr, Sr. died January 22, 2011, and title vested in Mary League Carr, as surviving tenant by the entirety. The said Mary League Carr aka Mary G. Carr died testate on September 13, 2012, and the Estate was admitted to Probate as Probate No. 12P1550, of record in Probate Court for Davidson County, TN.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 332, Page 77, said Register's Office.

Power of Attorney of record in Instrument 20130424-0040812; Instrument 20130424-0040813; Instrument 20130424-0040814; and Instrument 20130424-0040815, Register's Office for said County.

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 1108 Paris Ave., Nashville, TN 37204

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.

BILL GARRETT, Davidson County
Trans:T20130033699 DEEDWARR
Recvd: 04/24/13 14:50 2 pgs
Fees:13.00 Taxes:999.00
20130424-0040816

Witness my hand this 23rd day of April, 2013.

Estate of Mary G. Carr
By:

Virgil J. Carr, Jr., Devisee

Donnell Carr by Virgil J. Carr, Jr.
Donnell Carr, Devisee by Virgil J. Carr, Jr.
Attorney in Fact

Mary E. Smith by Virgil J. Carr, Jr.
Mary E. Smith, Devisee by Virgil J. Carr, Jr.
Attorney in Fact

Peggy L. Hunter
Peggy L. Hunter, Devisee

Edward A. Carr by Virgil J. Carr, Jr.
Edward A. Carr, Devisee by Virgil J. Carr, Jr.
Attorney in Fact

Ethel Carr Crowder
Ethel Carr Crowder, Devisee

Frances E. Douglas
Frances E. Douglas, Devisee

Samuel H. Carr, Devisee

Harold D. Carr by Virgil J. Carr, Jr.
Harold D. Carr, Devisee by Virgil J. Carr, Jr.
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 Virgil J. Carr, Jr., Peggy L. Hunter, Ethel Carr Crowder, Frances E. Douglas, and Samuel H. Carr, 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 Nashville, Tennessee, this 23rd day of April, 2013.

My Commission Expires: 8/23/14

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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, Virgil J. Carr, Jr., 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 on behalf of Donnell Carr, Mary E. Smith, Edward A. Carr, and Harold D. Carr as his/her/their Attorney in Fact as the free act and deed of the within named Donnell Carr, Mary E. Smith, Edward A. Carr, and Harold D. Carr.

Witness my hand and official seal at Nashville, Tennessee the 23rd day of April, 2013.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.