{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Johnny V. Crow, Jr.	{ New Owner	}
{ 1307 2nd Ave N	{	} Map and Parcel
{ Nashville TN 37208	{	} 10301004300
	{	}

{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner {Avenue, Suite 201, Nashville, Tennessee 37205. }

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Dennis L. Ward, individually** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Johnny V. Crow, Jr.** (The "Grantee"), her heirs and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being the Northerly part of Lot No. 2 on the Plan of the Cowden Home Tract, Section 7, not of record, described as follows:

Beginning at a point in the Southeast corner of Charlotte Road and Cowden Avenue; thence with the Easterly margin of said Cowden Avenue, South 34 degrees 30' East 116.7 feet, more or less, to the Northwest corner of the property conveyed to Woodrow Myatt and wife, Johnnie Myatt, by deed from John B. Cowden, Trustee, of record in Book 2088, page 404, re-recorded in Book 2100, page 338, Register's Office for Davidson County, Tennessee; thence with Myatt's Northerly line North 46 degrees East 50 feet to the Northeast corner of said Myatt's property; thence North 34 degrees 30' West 126.3 feet, more or less, to the Southerly margin of Charlotte Road; thence with same, South 46 degrees West 50 feet to the beginning.

Being the same property conveyed to Dennis L. Ward, individually by Executor's Deed from Dennis L. Ward, Executor of the Estate of Paul K. Ward, deceased, recorded on the 18th day of June, 2010 in Instrument Number 20100618-0047471, said the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years.

BILL GARRETT, Davidson County
Trans:T20130037067 DEEDWARR
Recvd: 05/03/13 11:27 2 pgs
Fees:13.00 Taxes:573.50
20130503-0044914

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $185,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of May, 2013.

Notary Public

My Commission Expires:_____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and/or assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 1 day of May, 2013.

Dennis L. Ward

Dennis L. Ward

STATE OF FLORIDA
COUNTY OF Polk.

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Dennis L. Ward with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at ~~Nashville~~ Lakeland FL, ~~Tennessee~~, this 1 day of May, 2013.

Lisa L. Franklin

Notary Public

My Commission Expires: Jan 2, 2015

LISA L. FRANKLIN
Notary Public - State of Florida
My Comm. Expires Jan 2, 2015
Commission # EE 52303
Bonded Through National Notary Assn.