BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2000. Notary Public MY COMMISSION EXPIRES: OCTOBER 25, 2003. (AFFIX SEAL)

Instr:200004030032879 Page: 1 OF 2
REC'D FOR REC 04/03/2000 12:06:06PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $111.00

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RAYMOND E. PINKSTON, ET UX	**SAME**	**72-11-391**
(NAME) **5581 HIGDON ROAD**	(NAME)	
(ADDRESS) **JOELTON, TN 37080**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, WINIFRED CRAWFORD, EXECUTRIX OF THE ESTATE OF JOHNNY CRAWFORD**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAYMOND E. PINKSTON AND WIFE, PAMELA K. PINKSTON,** 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 Davidson County, Tennessee, being Lot No. 202 on the Map showing subdivision of the Waters Place on Maxey Lane, as of record in Book 332, pages 136 and 137, Register's Office for said County.

Said Lot No. 202 fronts 50 feet on the northerly side of Essex Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Johnny Crawford and wife, Bertha M. Crawford from Henry Alonza Hair and wife, Juanita J. Hair by deed of record in Book 4148, page 353, Register's Office for Davidson County, Tennessee. The parties having since died. The said Bertha M. Crawford having predeceased Johnny Crawford. See Petition to Probate Intestate Estate of Johnny Crawford filed in the Probate Court Clerk's Office for Davidson County, Tennesee (See Probate Docket #99P-747); Order authorizing the Executrix to List and Sell Real Property to pay debts; (filed November 2, 1999) Motion for Court Approval of a Real Estate Contract; (filed March 1, 2000), and Order authorizing the Executrix to sell said property March 17, 2000.

This conveyance is subject to any and all easements, restrictions and conditions of record which may affect said property.

unimproved ( )
This is improved(X) property, known as **1615 ESSEX AVENUE, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 hand this 30th day of **March, 2000.**

WINIFRED CRAWFORD, EXECUTRIX OF THE ESTATE OF JOHNNY CRAWFORD

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 **Winifred Crawford, Executrix of the Estate of Johnny Crawford,** the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville , Tennessee this 30th day of **March, 2000.**

Commission expires: OCTOBER 25, 2003.

LEE A. COHEN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Lee A. Cohen
Notary Public