RETURN To: Greater Nashville Title
223 Madison Street Suite 103
Madison, TN 37115

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/13/01 13:30 2pgs
Fees:11.00 Taxes:425.50

20010213-0013914

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February 20 01

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 7/27/2002

(AFFIX SEAL)

DAVIDSON COUNTY

JULY 27 2002

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney, 223 Madison Street, S. 103, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clifford H. Crossland, Jr (NAME)	Same as New Owner (NAME)	MAP 25-7
305 Rosehill Drive (ADDRESS)	305 Rosehill Drive (ADDRESS)	PARCEL 16
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

FOR AND 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, Charles R. Hamilton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clifford H. Crossland, Jr and wife, Geneva Crossland

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. 83 on the Plan of Ranchwood Estates, Section III, as of record in Book 3300, Page 59, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles R. Hamilton by Warranty Deed from Harry Clyde Hughes and Mary Lou Hughes, of record in Instrument No# 20006220062307, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, AND BUILDING SETBACK LINES, IF ANY, AS MAY BE SET FORTH ON THE PLAN OF RANCHWOOD ESTATES, SECTION III, OF RECORD IN PLAT BOOK 3300, PAGE 59, REGISTER'S OFFICE DAVIDSON COUNTY TENNESSEE.

unimproved ( )
This is improved (X) property, known as 305 Rosehill Drive, Goodlettsville, Tn
(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 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 hand this 9th day of February 20 01

Charles R. Hamilton

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 Charles R. Hamilton, the bargainor, 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 purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 9th day of February, 20 01.

Commission expires 7/27/2002

ANGIE HEARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires JULY 27, 2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public