WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 179,900.00

Barrett S Baxt & Elaine Baxt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF February, 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE Exp.05/27/2001

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Barrett S. Baxter (NAME)	CTX Mortgage Company (NAME)	MAP 147-01
4832 Briarwood Drive (ADDRESS)	801 94th Avenue North (ADDRESS)	PARCEL 131
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	St. Petersburg, FL 33702 (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, Alvah B. Crawford and wife, Barbara E. Crawford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barrett S. Baxter

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. 560, on the Plan of Section 14, Caldwell Hall, of record in Plat Book 3300, page 77, said Register's Office to which plan reference is hereby made for a more complete description.

Said Lot No. 560 fronts 100 feet on the easterly side of Briarwood Drive and extends back 295.23 feet on the northerly line and 308.75 feet on the southerly line to a dead line in the rear on which it measures 100.91 feet.

BEING the same property conveyed to Alvah B. Crawford and wife, Barbara E. Crawford by deed from Robert M. Mouser and wife, Doris M. Mouser of record in Book 3914, page 722, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2001 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 3300, page 77, said Register's Office; (c) restrictive covenants of record in Book 1788, page 108, Book 3433, page 100, and Book 3436, page 335, said Register's Office; and (d) tva easement of record in Book 1174, page 235, said Register's Office.

Davidson County DEEDWARR
Recvd: 03/01/01 13:45 2pgs
Fees:11.00 Taxes:665.63
20010301-0019263

unimproved ( )
This is improved (X) property, known as 4832 Briarwood Drive, Nashville, Tennessee 37211
(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 our hand s this 26th day of February, 2001

Alvah B. Crawford

Alvah B. Crawford

Barbara E. Crawford

Barbara E. 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 Alvah B. Crawford and wife, Barbara E. Crawford

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of February, 2001.

Commission expires

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON TENNESSEE Exp.05/27/2001

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 , .

My commission expires

Notary Public