THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **ETEC File No. 17824** TN 00250 Return to: Nations Title Agency Inc 205 Powell Pl. Ste. 140 Brentwood, TN 37027	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $299,500.00. Affiant Subscribed and sworn to before me, this 28th day of MARCH, 2001. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES JAN. 25, 2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MR/MRS IAN S. BLOOM 1310 Lone Oak Circle Nashville, Tennessee 37215	COUNTRYWIDE HOME LOANS, INC. P. O. Box 7137 Pasadena, CA 91109	MAP 131-07 PAR 90.00 FB 16DA29020

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, KAREN D. CRISSINGER , UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to IAN S. BLOOM AND WIFE, LYNN BLOOM ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1310 LONE OAK CIRCLE, NASHVILLE, TENNESSEE 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of MARCH, 2001.

KAREN D. CRISSINGER

Davidson County DEEDWARR
Recvd: 04/04/01 09:37 2pgs
Fees:11.00 Taxes:1108.15

20010404-0032590

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, KAREN D. CRISSINGER , 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, at office, this 28th day of MARCH, 2001.

GERALD D. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
JAN. 25, 2003

My Commission Expires:

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Lone Oak Heights, as of record in Plat Book 1424, page 2, amended in Book 1710, page 323, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Karen D. Crissinger by deed from James E. Withers, unmarried of record in Book 9949, page 647, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 1488, page 131, Book 1710, page 323; (3) Easements of record in Book 4110, page 707; and (4) All matters appearing on the Plan of record in Plat Book 1424, page 2, amended in Book 1710, page 323, said Register's Office.