Davidson County DEEDWARR
Recvd: 05/25/01 12:55 2pgs
Fees:11.00 Taxes:555.00

20010525-0054693

RECORD AND RETURN TO;
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
01TN00354

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15TH DAY OF MAY, 2001

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Jan. 25, 2003

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 205 POWELL PLACE, SUITE 14, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KATRINA M. WILLIAMS	**FRANKLIN AMERICAN MORTGAGE**	**83-13-52**
209 SOUTH 13TH STREET	**501 CORPORATE CENTRE DR.STE. 400**	
NASHVILLE, TN 37209	**FRANKLIN, TN 37067**	

FOR AND IN 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,

MYLES CRAWFORD AND WIFE, WENDY TWOHEY-CRAWFORD

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

KATRINA M. WILLIAMS, UNMARRIED

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 THE SOUTH 50.0 FEET OF THE NORTH 100.0 FEET OF THE WEST 160.0 FEET OF LOT NO. 1 ON THE MAP OF SPRING PARK SUBDIVISION, AS OF RECORD IN BOOK 57, PAGE 134, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MYLES CRAWFORD BY DEED FROM ANNE URNER BOLNER, JR., DATED 02/26/99 OF RECORD IN BOOK 11393, PAGE 111 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WENDY TWOHEY-CRAWFORD, WIFE OF MYLES CRAWFORD JOINS IN THIS WARRANTY DEED ONLY FOR THE PURPOSES OF CONVEYING SUCH MARITAL RIGHTS, IF ANY, SHE MAY HAVE IN AND TO SAID PROPERTY.

Unimproved ( )
This is improved (X) property known as **209 SOUTH 13TH STREET, NASHVILLE, TN 37206**
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 hands this 15th day of May, 2001

MYLES CRAWFORD

WENDY TWOHEY-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 Myles Crawford and wife, Wendy Twohey-Crawford the bargainors 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 15th day of May, 2001.

Commission Expires:_____

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires: Jan. 25, 2003

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 _____, 20_____.

My commission expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the day of _____, 2001, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, 2001.

My commission expires:_____

Notary Public