Space reserved for recording information:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,500.00

Affiant

# WARRANTY DEED

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF JULY, 2001.

Notary Public

(Affix Seal)

My Commission Expires: July 4, 2002

Preparer's File #-01G514

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Suite 150
Brentwood, TN 37027

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Van E. Christian, III | VAN Christian | 118-01-383 |
| 2408 9th Avenue South | 9463 Chesapeake Drive | |
| Nashville, TN 37204 | Brentwood, TN 37027 | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, GRACE L. CROSSFIELD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto VAN E. CHRISTIAN, III, married hereinafter called the Grantee(s), their heirs and assigns, that 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. 12 on the Plat of Edgar C. Allen's Subdivision of Lot No. 7 of the W. W. Henry Tract, as of record in Book 974, page 28, Register's Office for said County.

Said Lot No. 12 fronts 60 feet on the easterly side of 9th Avenue south and runs back 211 feet 6 inches on the northerly line and 235 feet on the southerly line to a five-foot drain ditch, measuring 64 feet 5 1/2 inches thereon.

Being the same property conveyed to Raymond L. Crossfield and wife, Grace L. Crossfield by Deed from James Smiley and wife, Lillian Smiley of record in Book 1160, page 435, Register's Office for Davidson County, Tennessee. Said Raymond L. Crossfield is deceased.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is ( X ) improved property known as **2408 9th Avenue South, Nashville, Tennessee 37204**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **31st** day of **July, 2001**:

Grace L. Crossfield

Davidson County DEEDWARR
Recvd: 08/06/01 15:49 1pgs
Fees:13.00 Taxes:131.35
20010806-0083994

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 GRACE L. CROSSFIELD, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 31st day of July, 2001.

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN

Notary Public

My Commission Expires: July 4, 2002