FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/28/01 14:03 2pgs
Fees:13.00 Taxes:358.07

20010828-0093323

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,775.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August 2001

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 1/29/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Crimmons (NAME)	ABN AMRO Mortgage Group, Inc. (NAME)	MAP 043-12
135 Rio Vista Drive (ADDRESS)	2600 W. Big Beaver Road (ADDRESS)	PARCEL 022
Madison, TN 37115 (CITY) (STATE) (ZIP)	Troy, MI 48084 (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, LOIS VIRGINIA WEAVER AUSTIN, BETTY ANN TYREE, HAROLD WEAVER, RANDALL WEAVER, AND JUDY BATSON, AS DEVISEES' UNDER THE WILL OF JAMES A. WEAVER, DECEASED

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

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. 12 on the Subdivision of Parts of Lots No. 6, 7, and 8 on the Plan of Anderson Estates, of record in Plat Book 1835, page 121, Register's Office for Davidson County, Tennessee.

SAID Lot No. 12 fronts 100 feet on the westerly side of Rio Vista Drive and extends back between lines 400 feet to a dead line.

BEING all of the same property conveyed to James A. Weaver and wife, Ella Katherine Weaver by Installment Deed dated May 19, 1954, from John W. Anderson and wife, Clara W. Anderson, of record in Book 2280, page 384, Register's Office for Davidson County, Tennessee. The said Ella Katherine Weaver, having predeceased James A. Weaver, whom has since died testate, a widower, and a resident of Davidson County, Tennessee, March 11, 2001. By Last Will and Testament of James A. Weaver, of record in Volume 1794\328899, Probate Court, Davidson County, Tennessee, the herein described property was devised to Harold Gordon Weaver, Lois Virginia Weaver Austin, and Betty Ann Tyree. The said Harold Gordon Weaver, having since died, leaving as his only heirs at law, Harold Weaver, Randall Weaver, and Judy Batson.

This conveyance is subject to taxes for the year 2001, and subsequent years, restrictive covenants and easements of record.

unimproved ( )
This is improved (X) property, known as 135 Rio Vista Drive, Madison, TN 37115
(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 ~~XXX~~ our hand s this 22nd & 23rd day of August 2001

Lois Virginia Weaver Austin — LOIS VIRGINIA WEAVER AUSTIN
Betty Ann Tyree — BETTY ANN TYREE
Harold Weaver — HAROLD WEAVER
Randall Weaver — RANDALL WEAVER
Judy Batson — JUDY BATSON

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 BETTY ANN TYREE, HAROLD WEAVER, RANDALL WEAVER AND JUDY BATSON

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 Goodlettsville, Tennessee, this 23rd day of August, 2001.

Commission expires 01-28-03

NOTARY PUBLIC AT LARGE SEVIER COUNTY, TENN.

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

STATE OF TENNESSEE
COUNTY OF Dyer

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LOIS VIRGINIA WEAVER AUSTIN, the bargainor, 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 and official seal at Newbern, Tennessee, this 22nd day of August, 2001.

7-21-03
Commission expires

Loreta Ozier
Notary Public

(Seal)