Davidson County DEEDWARR
Recvd: 09/05/01 10:49 2pgs
Fees:13.00 Taxes:279.72
20010905-0095826

Property Owner (Property Owners Address):
(mail tax bills to):
Janice R. Farrar
3415 West End Ave. # 502
Nashville, TN 37203
Parcel ID # 104-06-0-A-038.00

This instrument is prepared by and Return To:
Joseph Kelly, Attorney at Law
Southern Title Company
212 Main Street
Bay St. Louis, Mississippi 39520
228.467.3408
7108-240601

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State of Tennessee
County of Davidson

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **We, James Alvin Crossman and Mary B. Crossman,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Janice R. Farrar,** hereinafter called the grantee a certain tract or parcel of land located in **Davidson County, Tennessee,** and more fully described as follows:

Land in Davidson County, Tennessee, being in Unit No. 502, on the Plan of Continental Condominiums of record in Plat Book 5200, page 399, as amended in Book 6135, page 768, said Registers' Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed by Ross I. Evans Jr. Trustee to James Alvin Crossman and Mary B. Crossman executed July 5, 1984 in Book 6333, page 15, and recorded in the Office of the Register of Deed in Davidson County, Tennessee being simultaneously recorded with the Deed of Trust dated June 27th, 2001 in the amount of $75,600.00

TO HAVE AND TO HOLD The aforesaid real estate, together with all the apurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said grantee, his successors and assigns in fee simple forever.

And the said grantors do hereby covenant with the said grantee that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may effect the property.

IN WITNESS WHEREOF, the Grantors has caused this instrument to be executed on this 2ND day of JULY, 2001.

James Alvin Crossman Mary B. Crossman

James Alvin Crossman, Grantor **Mary B. Crossman, Grantor**

State of Tennessee

County of Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater is $ ~~1000~~ **which, amount is equal to or greater than the amount which property transferred would command at a fair voluntary sale.**

$75,600.00

Affiant Robin Keys

Subscribed and sworn to before me, this 2 **day of** July, **2001.**

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES DEC. 19, 2003
BONDED THRU STEGALL NOTARY SERVICE

GAYLE ANN DUNCAN NOTARY PUBLIC TUNICA COUNTY, MS

NOTARY PUBLIC
My Commission Expires:

State of Tennessee

County of DAVIDSON

Personally came and appeared before me, JOSEPH V. FERRELL, a Notary Public in and for said state and county, James Alvin Crossman and Mary B. Crossman, whom I am personally acquainted, and who acknowledged that ~~she/he~~ executed the within instrument for purposed therein contained.

WITNESS my hand and seal at office this 2ND day of JULY,

JOSEPH V. FERRELL NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Joseph V. Ferrell

Notary Public
My Commission Expires: 7/24/04