Davidson County DEEDWARR
Recvd: 10/31/01 09:48 3pgs
Fees:18.00 Taxes:355.20
20011031-0118603

438

This instrument prepared by:
Kay B. Housch, Esq., BPR#010995
Beaty & Housch, P.C.
214 Second Avenue North, Suite Two
Nashville TN 37201

FILE NO: 20010295

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Charles T. Crawford	(NAME) Same	Map 83-14
(STREET ADDRESS) 1616 Lillian Street	(STREET ADDRESS)	Parcel 338
(CITY) (STATE) (ZIP) Nashville Tennessee 37206	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **ESTATE OF MAGGIE K. OLDHAM, Conservatorship**, and **ESTATE OF SHIRLEY PIKE, deceased,** have this day bargained and sold, and do hereby transfer and convey unto the said **CHARLES T. CRAWFORD, unmarried,** the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 141 in the Edgefield Land Company's First Addition to East Nashville, as of record in Plan Book 57, page 130, Register's Office, Davidson County, Tennessee.
Said Lot No. 141 fronts 50 feet on the south side of Boscobel Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Shirley Jane Pike, unmarried, with a life estate reserved for Maggie K. Oldham, by deed of record in Book 6827, page 204, Register's Office, Davidson County, Tennessee. The said Shirley Jane Pike having since died intestate and title vested in her sole heir at law, Margaret Pike, by Affidavit of Heirship of record in Instrument #20010109-0002762, Register's Office, Davidson County, Tennessee. By Order of the Seventh Circuit Court for Davidson County, Tennessee at Nashville, recorded at Instrument #20011031-0118602, Registers Office, Davidson County, Tennessee, Sandra Kay Lamb, Conservator for the Estate of Maggie K. Oldham, Conservatorship, and Margaret Pike, the Administrator of the Estate of Shirley Pike, deceased, were authorized to convey the herein-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $96,000.00.

Subscribed and sworn to before me this the 30th day of October, 2001.

Affiant

My commission expires: 10-14-2002
(Affix Seal)

Notary Public

MARJORIE A. HAINES NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

This is improved property known as 1902 Boscobel Street. Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 30th day of October, 2001.

Estate of Shirley Pike, deceased

Margaret Pike

Margaret Pike, individually and as
Administrator for the Estate of Shirley Pike, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARGARET PIKE, individually and as Administrator for the Estate of Shirley Pike, deceased,** the within named 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 Nashville, Tennessee, this 30th day of October, 2001.

Notary Public
My Commission Expires: 7-30-05

Estate of Maggie K. Oldham, Conservatorship

Sandra K Lamb

Sandra Kay Lamb, Conservator

STATE OF KANSAS
COUNTY OF Shawnee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SANDRA LAMB, Conservator of Estate of Maggie K. Oldham, Conservatorship**, the within named 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 Nashville, Tennessee, this 26th day of October, 2001.

Vonda L. Brock
NOTARY PUBLIC
Kansas
MY APPOINTMENT EXPIRES

Vonda L. Brock
Notary Public
My Commission Expires: 11/10/01

ENCUMBRANCES:

1. 2002 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of record in Plat Book 57, page 130, Register's Office, Davidson County, Tennessee.