SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of November, 2001.

Notary Public

My Commission Expires: 11/27/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 11/27/01 15:20 2pgs
Fees:13.00 Taxes:451.40
20011127-0129410

ADDRESS NEW OWNER(S) AS FOLLOWS:
John C. Crittendon Sr. and Therasa L. Crittendon
637 Roxanne Dr.
Antioch, TN. 37013

SEND TAX BILLS TO:

MAP-PARCEL NUMBERS:
162-100-184.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Timothy W. Bolton and wife, Theresa L. Bolton** hereinafter referred to as Grantors, hereby transfers and conveys to **John C. Crittendon Sr. and wife, Therasa L. Crittendon** hereinafter referred to as 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. 189 on the Plan of Brook View Estates, Section 2, as of record in Book 4460, Page 163, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Timothy W. Bolton and wife, Theresa L. Bolton by Warranty Deed from David H. McElhatten and wife, Angela G. McElhatten of record in Book 10275, Page 777, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 4460, Page 163, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4689, Page 561, Register's Office for Davidson County, Tennessee.

Any matters that would be revealed by an accurate survey.

All other easements and restrictions of record in said Register's Office.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2001 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 637 Roxanne Dr., Antioch, TN. 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 21st day of November, 2001.

x Timothy W Bolton
Timothy W. Bolton

x Theresa L. Bolton
Theresa L. Bolton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy W. Bolton and wife, and Theresa L. Bolton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of November, 2001.

Notary Public

11/22/05
My Commission Expires

NOTARY PUBLIC AT LARGE

04273-BP