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cc

**THIS INSTRUMENT PREPARED BY:**
**George V. Crawford, Jr.**
**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

Davidson County DEEDWARR
Recvd: 01/16/02 14:32 3pgs
Fees:18.00 Taxes:536.50
20020116-0006689

STATE OF TEXAS )
COUNTY OF Navarro )

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Norman E. Shaw
Gloria D. Shaw
**Affiant**

Subscribed and sworn to before me, this 11 day of January, 2002.

Sandy Jenkins
Notary Public

SANDY JENKINS
MY COMMISSION EXPIRES
February 2, 2002

My Commission Expires: 02/02/2002

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Address New Owner As Follows:
Norman E. Shaw and
Gloria D. Shaw
2008 Glenwood Circle
Corsicana, TX 75110

Send Tax Bills To:
Same as New Owner

Map-Parcel Number:
116-13C-97

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## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CORNELIA CRAWFORD, EXECUTOR AND CORNELIA CRAWFORD AND HAZEL CRAWFORD WARREN, BENEFICIARIES OF THE ESTATE OF HAZEL C. CRAWFORD,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **NORMAN E. SHAW AND WIFE, GLORIA D. SHAW,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 97 along with Parking Space No. 60 on the plan of Revised Belle Meade Tower, of record as Instrument No. 200010200104050, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Hazel C. Crawford, a single person by deed from William T. Calton and Robert G. Calton, Jr., Executors and Trustees of the Estate of R.G. Calton, with full power, of record in Book 9475, page 574, Register's Office for Davidson County, Tennessee, the said Hazel C. Crawford having since died and her will of record as Image No. 2130\391318, Probate Court Clerk's Office of Davidson County, Tennessee, appoints Cornelia Crawford as Executor of her estate.

This conveyance is made subject to:

1. 2002 Metro taxes, a lien but not yet due and payable.

2. Matters shown on the Plan of record as Instrument No. 20001020-0104050, Register's Office for Davidson County, Tennessee.

3. Master Deed and By-Laws establishing a Horizontal Property Regime of Belle Meade Tower Condominiums, of record in Book 4494, page 489 and further amended by instrument of record in Book 4631, page, page 407, and Book 4631, page 410 and Book 4851, page 950, Register's Office for Davidson County, Tennessee, to which reference is here made, and further amended as Instrument No. 200006140059221 and at Instrument No. 200006140059221, Register's Office for Davidson County, Tennessee.

4. Easement granted H.B. Alexander and wife, to American Telephone & Telegraph Company for telephone line and for trimming trees, of record in Book 1207, page 547, Register's Office for Davidson County, Tennessee.

5. A building clearance easement of two feet in width was granted A.J. Reich and wife, their heirs and assigns, by instrument of record in Book 3183, page 201, Register's Office for Davidson County, Tennessee.

6. Easement for sanitary sewer and storm drainage improvements were granted Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 3839, page 983, Register's Office for Davidson County, Tennessee.

7. Permanent and temporary easements for the construction of bridge and channel changes were granted Metropolitan Government of Nashville and Davidson County, Tennessee, as more particularly set forth in an instrument of record in Book 4355, page 696, Register's Office for Davidson County, Tennessee.

8. Right-of-way & Easement granted to Bell South Telecommunications, of record in Book 9351, page 933, Register's Office for Davidson County, Tennessee.

9. Memorandum of Lease between Belle Meade Tower Condominium Homeowner's Association and BellSouth Mobility, Inc., of record in Book 10468, page 321, Register's Office for Davidson County, Tennessee.

10. Rights of others in and to the common elements.

This is improved property known as 105 Leake Avenue, #97, Nashville, Tennessee.

**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 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 further covenant and bind myself, our heirs and assigns, 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 person whomsoever.

**WITNESS** our hands this 15th day of January, 2002.

The Estate of Hazel C. Crawford

Cornelia Crawford, Executor

Cornelia Crawford, Executor

Cornelia Crawford, Beneficiary

Hazel Crawford Warren, Beneficiary

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CORNELIA CRAWFORD, EXECUTOR**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 15th day of January, 2002.

Notary Public

My Commission Expires: October 25, 2003

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CORNELIA CRAWFORD, BENEFICIARY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 15th day of January, 2002.

Notary Public

My Commission Expires: October 25, 2003

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HAZEL CRAWFORD WARREN, BENEFICIARY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 15th day of January, 2002.

Notary Public

My Commission Expires: October 25, 2003