WARRANTY DEED

BOX

PREPARED BY: BANKERS TITLE
3310 WEST END AVE.
NASHVILLE, TN 37203

N TO:
JRP.

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 197,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF February, 2002

Notary Public

MY COMMISSION EXPIRES: ~~May 28~~, 2003 5-14-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DEANNA P. KERRIGAN	WASHINGTON MUTUAL	MAP 155-8-C
(NAME)	(NAME)	
7021 Collinswood Drive	231 EAST AVENUE #200	PARCEL 89.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	ALBION, NY 14411	
(CITY) (STATE) (ZIP)	(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, JEFFREY W. CROWE, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DEANNA P. KERRIGAN AND HUSBAND, PATRICK E. KERRIGAN

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. 89 on the Plan of Poplar Creek Estates, Phase 2, a Planned Unit Development, of record in Book 6900, Pages 339 through 347, as amended in Book 7900, Pages 888 and 889, and further amended in Instrument No. 20010911-0098419, 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 Jeffrey W. Crowe and wife, Heather V. Crowe, by Deed from William C. Demetree and Lee Chira, of record in Book 10228, Page 574, Register's Office for Davidson County, Tennessee. The said Heather V. Crowe having since conveyed her interest in the subject property to Jeffrey W. Crowe, by Quitclaim Deed of record in Instrument No. 20010129-0008323, said Register's Office.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 9472, Page 824, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 03/06/02 13:31 2pgs
Fees:13.00 Taxes:730.38

20020306-0028162

unimproved ( )
This is improved (X) property, known as 7021 Collinswood Drive, Nashville, TN 37221
(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 my hand this 25th day of February, 2002

Jeffrey W. Crowe
JEFFREY W. CROWE

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEFFREY W. CROWE, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this 25th day of February, 2002.

Commission expires May 28, 2003

_____
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