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Davidson County DEEDWARR
Recvd: 04/01/02 10:16 2pgs
Fees:13.00 Taxes:1058.20

20020401-0038923

THIS INSTRUMENT PREPARED BY: **George V. Crawford, III** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $286,000.00. **Affiant** Subscribed and sworn to before me, this 28th day of March, 2002. Notary Public My Commission Expires: 5/28/2003

Address New Owner As Follows: George V. Crawford, Jr. 105 Braxton Hill Court Nashville, Tennessee 37215	Send Tax Bills To: Union Planters Bank P.O. Box 1785 Memphis, TN 38101-1785	Map-Parcel Number: 131-12D-3

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, **CHERYL ANN FASSLER, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **GEORGE V. CRAWFORD, JR., AN UNMARRIED PERSON**, hereinafter called the Grantee, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

A certain condominium in Davidson County, Tennessee, being Unit No. 3 on the Plan of Braxton Hill Condominiums, shown as Exhibit D to the Master Deed of record in Book 7585, page 317, Register's Office for Davidson County, Tennessee, amending Lot 2 on the Plan of Darcie Crutcher Subdivision, of record in Book 6200, page 626, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of said unit.

Being the same property conveyed to Cheryl Ann Fassler, unmarried by deed from Harpeth Construction Co., Inc., a Tennessee corporation, of record in Book 7589, page 912, Register's Office for Davidson County, Tennessee.

The description used is the same as the previous deed of record.

This conveyance is made subject to the following:

1. 2002 Metro taxes, a lien but not yet due and payable, which shall be paid by the Grantee. Grantee agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 6200, page 626, as amended in Exhibit D to Master Deed for Braxton Hill Condominium, of record in Book 7585, page 317, Register's Office for Davidson County, Tennessee.

3. Master Deed and ByLaws establishing a Horizontal Property Regime of Braxton Hill Condominiums, of record in Book 7585, page 317, Register's Office for Davidson County, Tennessee.

This is improved property known as 105 Braxton Hill Court, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and I covenant with said Grantee 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, except as otherwise herein set out; and I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 28th day of March, 2002.

Cheryl Ann Fassler

CHERYL ANN FASSLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHERYL ANN FASSLER**, 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 28th day of March, 2002.

Notary Public

GEORGE V. CRAWFORD III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 5/28/2003

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