WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2002.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

WILSON COUNTY, TENN. TRACEY TRUNNELL REGISTER

Davidson County DEEDWARR
Recvd: 05/31/02 09:25 2pgs
Fees:13.00 Taxes:443.63

20020531-0065941

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Lee Posey	Union Planters Bank, N.A..	Map063, Group 04-0, Parcel 37
(NAME) 102 Laura Avenue	(NAME) 112 LONGHOLLOW PK	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) GOODLETTSVILLE TN 37072	
(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, Joseph Tim Crowley and Wife, Nancy Larkin Crowley , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Lee Posey, An Unmarried Person , 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:

BEING Lot No. 1, Section "A", on the Plan of "Laurel Heights" Subdivision, as shown by plat of record in Book 3600, page 44, of the Register's Office of Davidson County, Tennessee, described as follows: Beginning at a point in the southerly margin of Laura Avenue, said point being the common front corner of Lots 1 & 3; thence south 4 deg. 56' 50" west 128.91 feet to a point at the old Government fence; thence south 89 deg. 33' 48" west 121.0 feet to a point, said point being the southwest corner of said subdivision; thence north 20 deg. 21' east 136.0 feet to a point in the southerly margin of Laura Avenue; thence along the margin of sail Laura Avenue 85.54 feet to the point of beginning.

This conveyance is subject to any and all existing easements and restrictions of record.
~~Continued on next page~~

Being the same property conveyed to Joseph Tim Crowley and Wife, Nancy Larkin Crowley by deed from Michael Wayne Akers and wife, Carol Ann Agee Akers of record in Deed Book 5025, page 46, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 102 Laura Avenue, Old Hickory, TN 37138

(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/our hand(s) this 24th day of May, 2002.

Joseph Tim Crowley

Nancy Larkin Crowley

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Joseph Tim Crowley and wife, Nancy Larkin Crowley the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5/24/2002

My Commission Expires: 1-23-06

Notary Public

WILSON COUNTY, TENN. TRACEY TRUMPHOUR

File Number2204410

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Post Closing