THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Davidson County DEEDWARR
Recvd: 06/04/02 08:51 2pgs
Fees:13.00 Taxes:221.63

20020604-0067124

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Vernon D. Criswell 3607 Baxter Avenue Nashville, TN 37216	Same as New Owner	Map 72-02 Parcel 109.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, KENNETH RAY HAMBY, individually, and as Executor of the Estate of Haggard C. Hamby, deceased, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto VERNON D. CRISWELL, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 47 and the south half of Lot No. 48 on the Map of Mrs. E.B. Craig's Subdivision of the Crownover Property, of record in Book 894, pages 640 and 641, said Register's Office.
>
> Being the same property conveyed to Haggard C. Hamby and wife, Sidney B. Hamby, by deed of record in Book 2997, page 501, Register's Office for Davidson County, Tennessee. The said Sidney B. Hamby died in April, 1985, at which time the property became vested in Haggard C. Hamby as surviving tenant by the entirety. Haggard C. Hamby died on January 21, 2002, leaving a Last Will and Testament dated July 15, 1992, admitted to probate in the 7th Circuit Court for Davidson County, Tennessee under Docket No. 02P825. The undersigned, Kenneth Ray Hamby, is the Executor of the said estate, and is the sole and only residuary beneficiary of the said estate.
>
> The Estate of Haggard C. Hamby remains open, but there are sufficient funds to pay all debts, taxes, costs of administration and other liabilities owing by Haggard C. Hamby, during his lifetime, or by reason of his death.
>
> The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.
>
> The mailing address for the said property is 3702 Baxter Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And the GRANTOR does covenant with the said GRANTEE, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2002, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

And the GRANTOR does further covenant and bind himself, his heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

JOINDER OF SPOUSE: BETSY M. HAMBY, wife of KENNETH RAY HAMBY, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Kenneth Ray Hamby
By: KENNETH RAY HAMBY, individually, and Executor for the Estate of Haggard C. Hamby, deceased

Betsy M. Hamby
BETSY M. HAMBY

"GRANTEE"

Vernon D. Criswell
VERNON D. CRISWELL

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH RAY HAMBY and wife, BETSY M. HAMBY, and VERNON D. CRISWELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 31st day of May, 2002.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Vernon D. Criswell
Affiant

Sworn to and subscribed before me, this the 31st day of May, 2002.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN
My Comm. Expires July 23, 2005