Davidson County DEEDWARR
Recvd: 06/20/02 09:14 2pgs
Fees:13.00 Taxes:197.95
20020620-0074461

**THIS INSTRUMENT PREPARED BY:**
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075
Our File Number: 12276J

**MAP/GROUP/PARCEL:**
071-12-0/046.00

**NEW OWNER'S NAME AND ADDRESS:**
CLIFFORD H. CROSSLAND, JR. AND GENEVA L. CROSSLAND
1849 JOY CIRCLE
NASHVILLE, TENNESSEE 37200

**SEND TAX BILLS TO:**
New Owner

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, FRANCIS J. PAYNE, hereinafter called Grantor, does hereby transfer and convey unto CLIFFORD H. CROSSLAND, JR. AND GENEVA L. CROSSLAND, their heirs and assigns, hereinafter called Grantees, property described as follows:

> Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Joywood as of record in Book 974, Page 45, Register's Office for said County, to which reference is hereby made for a more complete description of said property.
>
> The subject property is improved property commonly known as 1849 Joy Circle, Nashville, Tennessee.
>
> BEING the same property conveyed to grantor herein by deed of record in Book 3705, Page 291, Register's Office for Davidson County, Tennessee.
>
> Reba H. Payne has now passed away and at the time of her death she was the wife of Francis J. Payne.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Francis J. Payne
FRANCIS J. PAYNE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, FRANCIS J. PAYNE, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, on this the 17th day of June 2002.

Sondra Kirby
NOTARY PUBLIC

SONDRA KIRBY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires January 14, 2004

My Commission Expires:
1/14/04

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $53,500.00

AFFIANT

Sworn to and subscribed before me, this the 17th day of June ,2002.

Sondra Kirby
NOTARY PUBLIC

SONDRA KIRBY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires January 14, 2004

My Commission Expires:
1/14/04