Box 1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$88,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH** DAY OF **JUNE, 2002.**

Notary Public

MY COMMISSION EXPIRES: January 25, 2006.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN. My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael K Powell	**First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans**	**134-01-0 017.00**
(NAME) **525 Vinson Drive**	(NAME) **P.O. Box 146**	
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) **Memphis, TN 38101**	
(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, **Larry Crawford**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael K Powell, unmarried**, 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. 36 on the Plan of Section 1, Currywood Acres, as of record in Book 2133, pages 109 and 110, Register's Office for said County.

BEGINNING at a point in the northerly margin of Vinson Drive, at the corner of Lots 35 and 36; thence with the line between said lots, northerly 155.2 feet to a corner of Lot No. 37; thence with the line between Lots 36 and 37, easterly 147.0 feet to the west margin of McGavock Pike; thence with the margin of the same, southerly 174.8 feet to the beginning of a curve; thence around said curve, southwesterly 44 feet to the north margin of Vinson Drive; thence with the margin of the same, westerly 166.8 feet to the point of beginning.

Being the same property conveyed to Larry Crawford and wife, Mildred R. Crawford by deed of record in Book 4609, Page 772, Register's Office for Davidson County, Tennessee.

The said Mildred R. Crawford having since died.

This instrument is executed on behalf of Larry Crawford by Jackie Charlton as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument # _____, in the Register's Office for Davison County, Tennessee. *20020702-0079564

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

unimproved ☐

This is improved ☒ property, known as **525 Vinson Drive, Nashville, TN 37217**

(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.

Davidson County DEEDWARR
Recvd: 07/02/02 14:10 2pgs
Fees:13.00 Taxes:327.45

20020702-0079565

Witness **my/our hand(s)** this **28th day of June, 2002**.

Larry Crawford by
Jackie Charlton attorney in fact
Larry Crawford

State of Tennessee County of Davidson

On this 28th day of June, 2002 before me personally appeared Jackie Charlton, the person who executed the foregoing instrument on behalf of Larry Crawford, and acknowledged that he executed the same as the free act and deed of the said Jackie Charlton, through Power of Attorney granted Jackie Charlton, by the said Larry Crawford.

Angela M Lake
Notary Public

Commission Expires: 1-25-2006

