Davidson County DEEDWARR
Recvd: 07/23/02 16:04 2pgs
Fees:13.00 Taxes:425.50

20020723-0088623

PATSI B. MEGGS NOTARY PUBLIC AT LARGE ROBERTSON CO. TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Tammy L Crosby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2002.

Patsi B Meggs
Notary Public

MY COMMISSION EXPIRES: 6-5-2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc., 615 Main Street P.O. Box 60429, Nashville, TN 37206

file # 43

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary S. Crosby Sr.	GMAC Mortgage Corp.	Map 061-07-0
(NAME) 4301 Burrus St.	(NAME) 100 Witmer Road	Parcel 216.00
(ADDRESS) Nashville, TN	(ADDRESS) Horsham, PA 19044-0963	
(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,

JOHN W. MCCARTNEY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GARY S. CROSBY SR. AND WIFE, TAMMY L. CROSBY ,

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 part of Lot No. 44 on the Plat of I. C. McMahan's Subdivision of part of the Maplewood Lands, of record in Book 547, page 79, Register's Office for Davidson County, Tennessee, and being described as follows:

BEGINNING on the westerly margin of Richland Street, now Burrus Street, at the corner of Lots Nos. 43 & 44; thence with said street, northwardly 100 feet to the SE corner of the property conveyed to Walter Young and wife, by deed from Harold O. Davis and wife, of record in Book 2340, page 477, said Register's Office; thence with the line of said Young property, westwardly 245 feet and southwardly 100 feet to the dividing line between Lots Nos. 43 and 44, thence with said dividing line eastwardly 245 feet to the beginning.

BEING the same property conveyed to John W. McCartney by deed of record in Book 5462, page 608, said Register's Office.

THIS conveyance is subject to any and all matters as shown on the plan of record hereinabove referenced and to any and all restrictions of record against said property.

unimproved ☐

This is improved ☒ property, known as 4301 Burrus St., Nashville, TN 37216

(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 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 19th day of July, 2002.

John W. McCartney

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 John W. McCartney, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville , Tennessee this 19th day of July, 2002

Commission expires: 6-5-2006

PATSI B. GREGG NOTARY PUBLIC AT LARGE ROBERTSON CO. TENNESSEE

Notary Public