Davidson County DEEDWARR
Recvd: 09/20/02 15:58 2pgs
Fees:13.00 Taxes:264.55
20020920-0115194

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Terrell E. Cothran and Judy Cothran
416 Coburn Lane
Franklin, TN 37069

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 84-10
PARCEL 21.00
03DZ-44458

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Hubert E. Croslin, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Terrell E. Cothran and wife, Judy Cothran, as tenants by the entirety, 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. 56, on the Plan of Maplecrest Subdivision, of record in Plat Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> BEING the same property conveyed to Hubert E. Croslin and Elizabeth V. Leverette, both unmarried, as Joint Tenants with right of survivorship, by deed from WILSON ENTERPRISES, INC., a Tennessee corporation, of record in Book 10107, Page 336, Register's Office for Davidson County, Tennessee. The said Elizabeth V. Leverette having since died, 12/16/98 in Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines and of record in Book 1835, Pages 27 and 28, said Register's Office.

Kenneth W. Croslin executed this instrument on behalf of Hubert E. Croslin pursuant to a Power of Attorney which is being placed of record currently herewith.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record. Taxes for 2002 have been pro-rated and assumed by Grantees.

This is improved property known as 2205 Maplecrest Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Terrell E. Cothran and wife, Judy Cothran, their heirs and assigns, forever; and I, Hubert E. Croslin, unmarried do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 18th day of September, 2002.

Hubert E. Croslin by Kenneth W. Croslin attorney in fact
Hubert E. Croslin by Kenneth W. Croslin
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Kenneth W. Croslin with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 18th day of September, 2002.

Notary Public

My Commission expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 71,500.00.

AFFIANT

Subscribed and sworn to before me this 18th day of September, 2002.

NOTARY PUBLIC
My Commission Expires: