This space for Register's Office:

Davidson County DEEDWARR
Recvd: 10/14/02 09:06 3pgs
Fees:18.00 Taxes:353.35
20021014-0125669

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
504 Autumn Springs Court #18
Franklin, TN 37067

ADDRESS NEW OWNER:
William C. Crosby
202 Ridgeview Drive
Nashville, TN 37214

SEND TAX BILLS TO:
Franklin American Mtg Co
501 Corporate Centre Dr.
Suite 400
Franklin, Tn. 37067

Tax Map : 95-04-0-95

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, We, Paul F. Treadway and wife, Harriet Treadway an umarried man, hereinafter called the **Grantors**, do hereby convey unto William C. Crosby, hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being Lot 104 on the Map of Eva-Mor Heights, as of record in Book 1424, page 149 Register's Office for said County.

Said Lot No. 104 is described as beginning at a point in the South margin of Crossfield Drive, the common corner of Lots 104 and 105; thence with the line between said lots southerly 150 feet to a point in the line of Lot NO. 103; thence with the line between Lots 103 and 104 easterly 110 feet to the westerly margin of Ridgeway Drive; thence with the margin of the same northerly 130 feet to the beginning of a curve thence around said curve northwesterly 31.42 feet to the south margin of Crossfield Drive thence with the margin of the same westerly 90 feet to the beginning.

This instrument is executed on behalf of Paul F. Treadway by Mary Gilbert by Power of Attorney recorded simultaneously herewith in book _____, page _____, Register's Office for said County.

This instrument is executed on behalf of Harriet Treadway by Timothy Treadway, Conservator for Harriet Treadway, by authority of Appointment of Conservatorship of record in Book _____, Page _____, Register's Office for said County.

Being the same property conveyed to Paul F. Treadway & wife, Harriet L. Treadway by deed from E.S. Evans, Incorporated, as of record in Book 1874, Page 145, Register's Office for said County.
This is improved property known as 202 Ridgeway 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 Grantee, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 20 day of September, 2002.

Paul F. Treadway by Mary Gilbert
Paul F. Treadway by Mary Gilbert, Power of Attorney

Harriet Treadway by Timothy Ray Treadway
Harriet Treadway by Timothy Treadway, Conservator

State of Tennessee
County of Maury

BEFORE ME, the undersigned authority, on this day personally appeared Nathan L. Johns and Mary Gale Johns, known to me to be the persons whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 24th day of January, 2002.

Notary Public in and for the
State of Tennessee
My Commission Expires: 2-2-05

State of Tennessee
County of Davidson

On this 20 day of Sept, 2002, before me personally appeared Mary Gilbert who executed the foregoing instrument on behalf of Paul F. Treadway, and acknowledged that he/she executed the same as the free act and deed of Paul F. Treadway through Power of Attorney granted him/she through said Power of Attorney.

Notary Public in and for the
State of Tennessee
Commission Expires: 2-20-05

State of Tennessee
County of Davidson

On this 20 day of Sept, 2002, before me personally appeared Timothy Treadway who executed the foregoing instrument on behalf of Harriet Treadway, and acknowledged that he/she executed the same as the free act and deed of Harriet Treadway through Conservatorship granted the said Timothy Treadway.

Notary Public in and for the
State of Tennessee
Commission Expires: 2-20-05

STATE OF TENNESSEE
COUNTY OF ~~Maury~~ Wilson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $95,500.00.

Debbie Damacher
Affiant

Sworn and subscribed before me on Sept. 20, 2002.

Tracey Trupiour
Notary Public

My Commission Expires: 1-23-06

