Record & Return To:
Watauga Title of Rutherford Co, LLC
151 Heritage Park Dr., Suite 403
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 10/31/02 08:46 2pgs
Fees:13.00 Taxes:888.00
20021031-0133297

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 41263

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF OCTOBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 11-21-04

LISA D. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
WILLIS LAWSON HUNTER, III **411 Page Road** **Nashville, TN 37205**	**S A M E**	**130-9-92**

FOR AND IN 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, NORMA J. CROW, an unmarried person, and JOHNNY V. CROW, JR., an unmarried person**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIS LAWSON HUNTER, III, 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:

Being Lot No. 1 on the Map of an unrecorded subdivision of certain lots in Bransford Realty Company's Forst Park Subdivision of record in Book 421, page 64, Register's Office for said County, and being part of Lot No. 3 of said Bransford Company Forest Park Subdivision and described according to a copy of an unrecorded survey thereof as follows:

Beginning at a point in the center line of Page Road at the northeast corner of the property conveyed to Mrs. Toni Ginsberg by deed of record in Book 1338, page 351, said Register's Office thence along Ginsberg's north line westerly 192.5 feet to a point; thence northerly 64.1 feet to the southwest corner of the property of Desmond S. Swords and wife, conveyed by deed of record in Book 1290, page 448, said Register's Office; thence along said Swords' south line easterly 229.9 feet to the center line of Page Rd.; thence with the center line of the same southerly 100.4 feet to the beginning.

Being the same property conveyed to Norma J. Crow and Johnny V. Crow, Jr., by Quitclaim Deed from William H. Hampton of record in Instrument Number 20001228-0126727, Register's Office for Davidson County, Tennessee and being the same property conveyed to William H. Hampton and Norma J. Crow, as joint tenants with the right of survivorship, by Warranty Deed from Norma J. Crow, unmarried, dated June 2, 1999 and recorded June 10, 1999 in Book 11522, page 768, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and/or setback lines of record in Book 421, page 64, Register's Office for Davidson County, Tennessee.

This is investment property and has never been the residence of either Grantor.

This is improved (X) property, known as **415 Page Road, Nashville, Tennessee 37205**

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.

WITNESS OUR HANDS THIS 23rd **DAY OF OCTOBER, 2002.**

Norma J. Crow

NORMA J. CROW

Johnny V. Crow JR.

JOHNNY V. CROW, JR.

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 NORMA J. CROW and JOHNNY V. CROW, JR., the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 23 **day of October, 2002.**

Alan L Saturn

NOTARY PUBLIC

My Commission Expires: _____

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006