Davidson County DEEDWARR
Recvd: 11/20/02 09:42 2pgs
Fees:13.00 Taxes:111.00
20021120-0143935

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41467** **File Box "7"**

**WARRANTY DEED**

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

My Commission Expires JULY 20, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 30,000.00.**

Kimberly M. Spicer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **15th DAY OF NOVEMBER, 2002.**

Notary Public

MY COMMISSION EXPIRES: _____

**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 |
|---|---|---|
| **TEENA COLEBROOK**<br>**4217 W. 142nd Street, #A**<br>**Hawthorne, CA 90250-7207** | **S A M E** | **93-16-378**<br>**14W-13600** |

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, MARY CRAWLEY, A Widow, and WALTER CRAWLEY, JR., DAVID CRAWLEY, TROY CRAWLEY, DARLENE CRAWLEY MORROW, PAMELA CRAWLEY and MICHAEL HILL, being all of the heirs at law of WALTER CRAWLEY, deceased,**

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

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

**Being parts of lots no. 26 and 27 in the Hermitage Addition to Nashville, Tennessee a plan which is of record in Book No. 57, pages 42 and 43, Register's Office for Davidson County, Tennessee.**

**Said parts of lots no. 26 and 27 beginning at a point in the northerly margin of said lot no. 26, 110 feet west of Decatur Street, and runs thence 40 feet in a westerly direction along said northerly margin of lot no. 26 to an alley; thence at right angles in a southerly direction along the southerly margin of said alley to Meredith Street; thence in a northeasterly direction along the northerly margin of Meredith Street 48 feet to a point; thence in a northerly direction to a point in the northerly margin of lot no. 26, 110 feet west of Decatur Street, being the point of beginning.**

**Being the same property conveyed to Walter Crawley by Quitclaim Installment Deed from John Steinhouse, of record in Book 6673, page 90, Register's Office for Davidson County, Tennessee. The said Walter Crawley having since died. See Affidavit of Heirship recorded as Instrument Number 20021120-0143934 immediately proceeding.**

Unimproved ( )

This is improved ( **X** ) property, known as **104 Meredith Avenue, Nashville, Tennessee 37210**
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 15th day of November, 2002.

MARY E. CRAWLEY

WALTER CRAWLEY, JR.

DAVID CRAWLEY

TROY CRAWLEY

DARLENE CRAWLEY MORROW

PAMELA CRAWLEY

MICHAEL HILL

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 MARY E. CRAWLEY, A Widow, WALTER CRAWLEY,JR., DAVID CRAWLEY, TROY CRAWLEY, DARLENE CRAWLEY MORROW, PAMELA CRAWLEY and MICHAEL HILL, 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 15th day of November, 2002.

NOTARY PUBLIC

My Commission Expires: _____

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

My Commission Expires JULY 29, 2006