THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 13044A

MAP/GROUP/PARCEL:
071-12-0/046.00

NEW OWNER'S NAME AND ADDRESS:
BRENDA PERKINS
1849 Joy Circle
Nashville, TN 37207

SEND TAX BILLS TO:
~~New Owner~~ First National Bank of Arizona, N.A.
1760 Old Meadow Road, 3rd Fl.
McLean, VA 22102

PLEASE RECORD & RETURN TO:
Priority Escrow
51 Century Blvd., Suite 110
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 11/25/02 13:37 2pgs
Fees:13.00 Taxes:270.10
20021125-0146058

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, CLIFFORD H. CROSSLAND, JR. and GENEVA L. CROSSLAND, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto BRENDA PERKINS, AN UNMARRIED WOMAN, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 40 ON THE PLAN OF JOYWOOD AS OF RECORD IN BOOK 974, PAGE 45, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

The subject property is commonly known as 1849 JOY CIRCLE, Nashville, TN 37207.

BEING the same property conveyed to Grantors herein by deed of record in Instrument No. 20020620 0074461, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

CLIFFORD H. CROSSLAND, JR.

GENEVA L. CROSSLAND

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, CLIFFORD H. CROSSLAND, JR. and GENEVA L. CROSSLAND, HUSBAND AND WIFE, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 22nd day of November, 2002.

NOTARY PUBLIC

My Commission Expires:
1-25-06

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $73,000.00.

AFFIANT

Sworn to and subscribed before me, this the 22nd day of November, 2002.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV 27, 2004