WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/24/03 11:29 2pgs
Fees:13.00 Taxes:391.83

20030124-0010146

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 105,900.00

Anna M. Crosby
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF JANUARY, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Anna Crosby	Anna Crosby	MAP:161-11-0-C
343 Yorkshire Circle	343 Yorkshire Circle	Parcel:037.00CO
Nashville, TN 37211	Nashville, TN 37211	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TOMMY AARON DOUGLAS AND WIFE, LERA ANN DOUGLAS

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

ANNA M. CROSBY, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is X property known as 343 Yorkshire Circle, Nashville, TN 37211

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 17th day of January, 2003.

Tommy Aaron Douglas

Lera Ann Douglas

STATE OF TENNESSEE
COUNT OF DAVIDSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, TOMMY AARON DOUGLAS AND LERA ANN DOUGLAS, the bargainor(s), 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 17th day of January, 2003.

Notary Public

My Commission Expires

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit Number G702, on the Plan of the Resubdivision of Lot No. 2, Phase IV, Villages of Brentwood, of record in Plat Book 6900, Page 614, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kevin T. Douglas, unmarried, by deed from Thomas A. Wolf, unmarried, of record in Instrument No. 20010504-0046095, Register's Office for Davidson County, Tennessee. Kevin T. Douglas, sole interest holder in said property having since died on February 8th, 2002, leaving as his sole heirs at law Tommy Aaron Douglas (father), Lera Ann Douglas (mother), and Keith Thomas Douglas (brother). Said property passing in accordance with the laws of Tennessee intestate succession to Tommy Aaron Douglas and Lera Ann Douglas, the living parents of Keith T. Douglas, deceased.*

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herrein.

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* See affidavit of heirship recorded as Instrument # 20030124001014 5