Davidson County DEEDWARR
Recvd: 12/21/07 11:01 2 pgs
Fees:13.00 Taxes:103.60
20071221-0146503

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$28,000.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of December, 2007.

Notary Public

My commission expires: 1-26-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Andrew J. Flanigan	**Andrew J. Flanigan**	**147-15-127.00**
6040 Woodland Hills Drive	**6040 Woodland Hills Drive**	
Nashville, TN 37211	**Nashville, TN 37211**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Steve Everett Criswell, an unmarried man,
James Michael Criswell, William Lee Criswell and Larry Wayne Criswell, as the sole surviving heirs of James Everett Criswell

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

Andrew J. Flanigan and wife, Katherine A. Flanigan

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:

Land in Davidson County, Tennessee, being Lot No. 107on the Map of Whispering Hills, Section I, as of record in Book 2331, Pages 82, 83 and 84, Register's Office for said County.

Said Lot No. 107 fronts 75 feet on the south side of Whispering Hills Drive and runs back between parallel lines 192 feet to a dead line in the rear.

Being all of the same property conveyed to James Everett Criswell and Myrtle R. Criswell by Warranty Deed from J.R. Read Real Estate Company, Inc. of record in Book 3277, Page 603, Register's Office for Davidson County, Tennessee. Being further conveyed to Steve Everett Criswell by Quitclaim Deed from James Everett Criswell and wife, Myrtle R. Criswell, dated July 28, 1982 being recorded simultaneously herewith. James Everett Criswell having since died and Myrtle R. Criswell having pre-deceased him. James Michael Criswell, William Lee Criswell and Larry Wayne Criswell have joined in this conveyance for the sole purpose of relinquishing any and all right, title or interest they may have in the property as the sole surviving heirs of James Everett Criswell and in acknowledgement of the Quitclaim Deed dated July 28, 1982 vesting property in Steve Everett Criswell.

This conveyance is subject to taxes for 2007 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **543 Whispering Hills Drive, 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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 my/our hand(s) this 17th day of December, 2007.

Steve Everett Criswell

Steve Everett Criswell

Larry Wayne Criswell by Steve Everett Criswell

Larry Wayne Criswell by Steve Everett Criswell, his Attorney in Fact

William Lee Criswell by Steve Everett Criswell

William Lee Criswell by Steve Everett Criswell, his Attorney in Fact

James Michael Criswell by Steve Everett Criswell

James Michael Criswell by Steve Everett Criswell, his Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Steve Everett Criswell, unmarried**, 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, at office, this **17th** day of **December, 2007.**

Notary Public
My Commission Expires: 1-26-08

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned Notary Public of said County and State, personally appeared Steve Everett Criswell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath did acknowledge to be the Attorney-in-fact for **James Michael Criswell, Larry Wayne Criswell and William Lee Criswell,** the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **James Michael Criswell, Larry Wayne Criswell and William Lee Criswell** the within named bargainor(s) by the said **Steve Everett Criswell** as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 17th day of December, 2007.

Notary Public
My commission expires: 1-26-08

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY