Return to:

WARRANTY DEED

B-CLR-07-5004

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

B Curry
Affiant

Subscribed and sworn to before me, this 31st DAY OF December, 2007.

Notary Public

MY COMMISSION EXPIRES: 1/23/10
(AFFIX SEAL)

ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Hall	James A. Hall	
5004 Crosby Lane	(NAME) 5004 Crosby Lane	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	148-13-117
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TINA MARIE FUHRER AND ROGER ALLEN FERGUS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES A. HALL, married, hereinafter called the Grantee(s), their heirs and assigns, that 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. 51 ON THE MAP OF FAIRLANE PARK, AS OF RECORD IN BOOK 2331, PAGE 108, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 51 FRONTS 70 FEET ON THE EAST SIDE OF CROSBY LANE AND RUNS BACK BETWEEN PARALLEL LINES 153 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO ANN M. FERGUS, (1/3 INTEREST) AND TINA MARIE FUHRER (1/3 INTEREST) AND ROGER ALLEN FERGUS (1/3 INTEREST), ALL AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY QUITCLAIM DEED FROM ANN M. FERGUS, UNMARRIED, RECORDED ON THE 28TH DAY OF FEBRUARY, 2006 IN INSTRUMENT NO. 20060228-0022966, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID ANN M. FERGUS IS NOW DECEASED.

RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF FAIRLANE PARK, AS RECORDED IN PLAT BOOK 2331, PAGE(S) 108, REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 5004 Crosby Lane, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 01/03/08 08:31 2 pgs
Fees:13.00 Taxes:325.60
20080103-0000428

Witness my/our hand(s) this 31st day of December, 2007.

Tina Marie Fuhrer

Roger Allen Fergus

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tina Marie Fuhrer, and Roger Allen Fergus, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of December, 2007.

Notary Public

My Commission Expires: 11/22/08

(SEAL) ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow
2012 21st Ave. South
Nashville, TN 37212
Phone: (615)383-2903