WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Crawford	Owner	Map 155
(NAME:)	(NAME:)	Par 134-133
5004 Timberhill Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	M5
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ($10.00) DOLLARS cash in hand paid by James R. Crawford and wife, Dorothy R. Crawford and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, J. J. Foley, Jr., Trustee for James D. Stevens, and James D. Stevens, as beneficiary of said trust,

have bargained and sold, and by these presents do transfer and convey unto the said James R. Crawford and wife, Dorothy R. Crawford, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract No. 1:
Land in the 9;th Civil District of Davidson County, Tennessee, and being Tract No. 15 on a survey by Hickerson & Smith Engineering Company, dated April 26, 1965, described as follows:
BEGINNING at a point in the northerly margin of Collins Road 225.0 ft east of the southwest corner of the property conveyed to Dorothy Ann Davis Randolph by deed from The Third National Bank in Nashville, Trustee, et al, of record in Book 3618, page 141, Register's Office for Davidson County, Tennessee, and the southeast corner of the C. W. Kempkau Property; thence North 3° 19' East 1,855 feet, more or less, to a point which is 266.1 feet east of the northwest corner of said Randolph property in Claxton's south line; thence South 88° 30' East 75 feet to a point; thence South 3° 19' West 1,855 feet, more or less, to a point in the northerly margin of Collins Road; thence with said margin of said Road, North 86° 41' West 75 feet to the point of beginning, containing 3.2 acres more or less.
Being the same property conveyed to J. J. Foley, Jr., Trustee, by deed from Dorothy Ann Davis Randolph, of record in Book 3904, page 553, Register's Office for Davidson County, Tennessee.
Tract No. 2:
Land in the 9th Civil District of Davidson County, Tennessee, and being Tract No. 16 on a survey by Hickerson & Smith Engineering Company dated April 26, 1965, described as follows:
BEGINNING at a point in the northerly margin of Collins Road 150.0 ft. east of the southwest corner of the property conveyed to Dorothy Ann Davis Randolph by deed from The Third National Bank in Nashville, Trustee, et al, of record in Book 3618, page 141, Register's Office for Davidson County, Tennessee, and the southeast corner of the C. W. Kempkau Property; thence North 3° 19' east 1,855 feet, more or less,

to a point which is 191.1 feet east of the northwest corner of said Randolph property in Claxton's south line; thence South 88° 30 ' East 75 feet to a point; thence South 3° 19' West 1,855 feet, more or less, to a point in the northerly margin of Collins Road; thence with said margin of said Road, North 86° 41' West 75 feet to a point of beginning containing 3.2 acres more or less.

Being the same property conveyed to J. J. Foley, Jr., Trustee, by deed from Dorothy Ann Davis Randolph, of record in Book 3904, page 549, Register's Office for Davidson County, Tennessee.

This conveyance subject to the following restrictions which shall run with the land for a period of 25 years:

1. Exterior construction to be at least 75% of brick or stone.
2. No house shall contain less than 1200 sq. ft. of living area.
3. No house to be built closer than 150 ft. to the edge of Collins Rd.
4. No outbuildings can be constructed closer than 175 ft. to the edge of Collins Road.
5. No house trailers, basement houses or temporary houses shall be allowed.

This instrument prepared by J. J. Foley, Jr., Attorney
105 Stahlman Building
Nashville, Tennessee

This is unimproved (X) improved ( ) property, known as Collins Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James R. Crawford and wife, Dorothy R. Crawford their heirs and assigns, forever.

And we do covenant with the said James R. Crawford and wife Dorothy R. Crawford 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.

And we, J. J. Foley, Jr., Trustee for James D. Stevens and James D. Stevens do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James R. Crawford and wife, Dorothy R. Crawford, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 28th day of April, 1966

James D. Stevens

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Jo Ann Smith, a Notary Public in and for said County and State, the within named J. J. Foley, Jr. and James D. Stevens

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of April, 1966

Jo Ann Smith, Notary Public

Commission Expires April 25, 1967

STATE OF
County of

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ....., this ..... day of ....., 19.....

....., Notary Public

Commission Expires .....

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

_____
Notary Public

MAIL TO: JIM STEVENS REALTY, AUCTION
3967 GALLATIN RD. NASHVILLE, TENN.

WARRANTY DEED

FROM

J. J. Foley, Jr., Trustee

James D. Stevens

TO

James R. Crawford et ux

STATE TAX $ 1.00
PROBATE
TOTAL $ 1.50
APR 29 1966
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID APR 29 1966

6,000.00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 29 2 15 PM '66

RECORDING FEE $ 1.00

DEP. REG.

26471

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This instrument prepared by

Attorneys
TITLE COMPANY, INC.