WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO. BOOK 4205 PAGE 344

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederick H. Crane, et ux (NAME:)	Frederick H. Crane, et ux (NAME:)	Map # 61-4
4903 Ruskin Ave. (STREET ADDRESS OR ROUTE NUMBER)	4903 Ruskin Ave. (STREET ADDRESS)	Parcel # 20
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	

For and in consideration of the sum of One----------

----------($1.00)---------- **DOLLARS**

and the love and affection which we have for grantees, we, J. F. Crane and wife, Betty F. Crane

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** ~~Frederick~~ H. Crane and wife, Carolyn Crane, their _____ **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in the 15th Civil District of Davidson County, Tennessee, being Lot No. 4 on the Map of M. C. McGaughey's First Hayesboro Subdivision, of record in Book 843, page 23, Register's Office for said County.

Said Lot No. 4 fronts 100 feet on the westerly side of Ruskin Avenue and runs back between lines 240.7 feet on the north ~~line~~ and 242.5 feet on the south line, to a dead line in the rear on which it measures 100.2 feet.

Together with ~~Said deed grants~~ the right to use the entire strip marked "Reserved" on the easterly margin of Hayesboro Drive, as shown on the Plan of record in Book 547, pages 15 and 16, said Register's Office, which was reserved for the use and benefit of all property owners.

Being same property conveyed to J. F. Crane by deed of record in Book 3705, page 329, and being the same property conveyed to J. F. Crane and wife, Sara C. Crane by Decree of the County Court of record in Minute Book 178, page 139.

I hereby swear or affirm that the actual consideration or true value for transfer, whichever is greater, is $ 2100.00 Affiant J. Boulton Watson Jr.

Subscribed and sworn to before me this 17 day of Jan. 1968

Deputy Register A. Gentry

This instrument was prepared by J. B. Watson, Jr., Attorney, 1119 Stahlman Building, Nashville, Tennessee.

This is unimproved ( ) improved (X) property, known as 4903 Ruskin Ave. (House Number) (Street) Nashville, Tenn. 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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our **hand** s **this** 27th **day of** December, **19** 67

J. F. Crane 1007 Falls Ave Madison Tenn

Betty F. Crane 1007 Falls Ave Madison, Tenn

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. Ruth Stanfield, a Notary Public in and for said County and State, the within named J. F. Crane & Betty J. Crane

the bargainor, 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 27th day of December 1967

Commission expires My Commission Expires Feb. 1, 1971 Mrs. Ruth Stanfield
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Mrs. Ruth Stanfield, a Notary Public within and for the State and County aforesaid, personally appeared [illegible] and ~~the~~ (his oath) with whom I am personally acquainted and who upon (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

WARRANTY DEED

FROM

J. F. Crane, et ux

TO

Frederick H. Crane, et ux

02931

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 17 1 51 PM '68

RECD. BOOK 118 PAGE 136
RECORDING FEE $ 3.00
DEP. REG. R

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to Stanfield
1119 Stahlman Bldg

STATE TAX $ 5.46
PROBATE .50
TOTAL $ 5.96

JAN 17 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN