This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

BOOK 4255 PAGE 1

TTC 203165

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
	Mr/Mrs James M. Crawford 3112 W. Hamilton Street	United Mortgagee Servicing Corp. 3200 Pacific Avenue Virginia Beach, Virginia
FIELD BOOK NUMBER(S) 13D-18950	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 3112 W. Hamilton Street	LOAN OR ACCOUNT NO. PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

FRANK W. RUSSELL and wife, ELIZABETH RUSSELL,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES M. CRAWFORD and wife, JUNE M. CRAWFORD,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 246 on the Plan of Treppard Heights, as of record in Book 2663, pages 64 and 65.

Said lot fronts 75 feet on the northwesterly side of West Hamilton Avenue and runs back 228.4 feet on the northeasterly line and 205.9 feet on the southwesterly line, to a dead line in the rear, which is a broken line, on which it measures 85 feet.

Being the same property conveyed to Frank W. Russell and wife, Elizabeth Russell, by deed from Louie W. Fuqua and wife, as of record in Book 3278, page 27.

This conveyance is made subject to restrictions of record in Book 2752, page 213, as amended in Book 2797, page 183.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above, and for 1968 Metro Taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 26th day of July, , 19 68

Elizabeth Russell
Elizabeth Russell

Frank W. Russell
Frank W. Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Frank W. Russell and wife, Elizabeth Russell,

the bargainor(s), 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, the 26th day of July, 1968.

My commission expires: July 26, 1970

Reau E. Folk, Jr.
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

JUL 29 68 CONV 12,800.00
JUL 29 68 S'TAX A* 33.28
JUL 29 68 PR'FEE A* .50
JUL 29 68 W'DEED A* 3.00 * 36.78

WARRANTY DEED
REF:hs

FROM
FRANK W. RUSSELL and wife

TO
JAMES M. CRAWFORD and wife

A 06924

IDENTIF. REFERENCE

JUL 29 12 54 PM '68

REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

Rec'd Box 8

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $12,800.00, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 26th day of July, 1968.

Reau E. Folk, Jr.
Notary Public

My commission expires: July 26, 1970