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

WARRANTY DEED

ATC145874

BOOK 4280 PAGE 980
REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
150-5-44	Mr/Mrs Eric C. Crawford, Jr 412 Owendale Drive Antioch, Tennessee 37013	Guaranty Mortgage Company 316-318 Union Street Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 412 Owendale Drive	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ 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,

CAPITOL DEVELOPMENT COMPANY, a Tennessee corporation,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ERIC C. CRAWFORD, JR. and wife, BONNIE JOYCE S. CRAWFORD,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, 2nd Civil District, State of Tennessee, described as follows:

Being Lot No. 202 on the Plan of Cherry Hills, Section II, as of record in Book 3700, page 143.

Said Lot No. 202 fronts 80 feet on the easterly margin of Owendale Drive and extends back 139.82 feet on the northerly line and 141.33 feet on the southerly line to a dead line in the rear on which it measures 85.33 feet.

Being part of the property conveyed to Capitol Development Co., by deed from The Arlington Company, Inc., of record in Book 4199, page 30.

This conveyance is made subject to restrictions of record in Book 4178, page 786.

OCT24 68	CONV	20,800.00			
OCT24 68	S TAX		B*	54.08	
OCT24 68	PR FEE		B*	.50	
OCT24 68	W DEED		B*	3.00	* 57.58

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 for 1968 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 16th day of October, 1968.

ATTEST: CAPITOL DEVELOPMENT COMPANY

Vice-President By: President

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

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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 $ 20,800.00*, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

($20,800.00)

Affiant

Sworn to and subscribed before me this 16th day of October, 1968.

Notary Public

My commission expires:

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*

WARRANTY DEED
REF:hs

FROM
CAPITOL DEVELOPMENT COMPANY, a Tennessee corporation

TO
JR.
ERIC C. CRAWFORD/and wife

Medlin Realty Co.

20,800.00

Eric C. Crawford Jr.
16th October 68
Rachael H. McMeen, Notary Public
My Commission Expires April 25, 1970

A 18243

IDENTIF. REFERENCE

OCT 24 9 22 AM '68

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

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Elizabeth Young, a Notary Public in and for the State and County aforesaid, personally appeared J. M. Medlin and Hortense C. Medlin, with whom I am personally acquainted, and who upon oath acknowledged themselves to be the President and Vice-President, respectively, of Capitol Development Company a corporation, the bargainor, and that they, as such President and Vice-President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said J. M. Medlin as such President and attesting the same by the said Hortense C. Medlin as such Vice-President.

Witness my hand and official seal at Nashville, Tennessee, this, the 16th day of October, 19 68

My commission expires: July 27, 1969

Elizabeth Young
Notary Public