BOOK 4384 PAGE 425

WARRANTY DEED

This instrument prepared by:
GEO. T. WADDEY & SON, INC.
204 Stahlman Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dr. Angus M. Crook	Noel-Palmer Mortgage Co., Inc.	Map 130-2
(NAME)	(NAME)	Par. 108
407 Leake Avenue	402 Stahlman Building	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Nashville, Tennessee 37201	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	M.O

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) - - - - -
Dollars,
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, Sarah Camille F. Grote

have this day bargained and sold, and do hereby transfer and convey unto the said Angus M. G. Crook and wife, Nancy F. Crook, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 16 on the Map of the Subdivision of Lots Nos. 19, 20 and 21 of Belle Meade Second Plan, as of record in Book 421, Page 172, Register's Office for said County, and described according to a survey made by Hal. R. Swann, Jr., Surveyor, dated July 29, 1969, as follows:

Said Lot No. 16 fronts 127 feet 8 inches on the easterly side of Enquirer Avenue, and runs back between lines, 293 feet 7 inches on the southerly line and 292 feet 5 inches on the northerly line, along the southerly margin of Leake Avenue, as measured around a slight curve, to a dead line in the rear on which it measures 120 feet. Being the same property conveyed to Sarah Camille F. Grote by deed from Caro P. Woolwine, as of record in Book 3766, Page 125, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 46,500.00

Subscribed and sworn to before me, this the 2nd day of December 19 69

Affiant Angus M.G. Crook

My commission expires: April 25, 1970. (Affix Seal)

Notary Public L.D. Richardson

~~Unimproved~~ ( ) This is improved ( ) property, known as 407 Leake Avenue, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Angus M. G. Crook and wife, Nancy F. Crook, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Angus M. G. Crook and wife, Nancy F. Crook, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 1st *day of* December, 19 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sarah Camille F. Grote

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George W. Pickens, *a Notary Public in and for said County and State,* Sarah Camille F. Grote

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

Witness my hand and official seal at Nashville, Tennessee *this* 1st *day of* December, 1969.

George W. Pickens
Notary Public

Commission expires Nov. 3, 1971

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* .....*he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., 19.....

.....*Notary Public*

Commission expires .....

WARRANTY DEED

6-2-1732 FROM
Sarah Camille F. Grote

TO
Angus M. G. Crook and wife,
Nancy F. Crook

407 Leake Avenue

Nashville, Tennessee

A 62596

IDENTIF. REFERENCE

Dec 4 3 54 PM '69

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

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

DEC-4-69	CONV	46,500.00			
DEC-4-69	S'TAX		B*	120.90	
DEC-4-69	PR'FEE		B*	.50	
DEC-4-69	W'DEED		B*	3.00	* 124.40