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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300.00

Larry Crutcher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January, 19 70.

Joseph B. Fuchs
Notary Public

MY COMMISSION EXPIRES: 11-12-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Melvin B. Bufer, Attorney, 834 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry W. Crutcher (NAME)	Same (NAME)	Map, 46
Route 3, Bull Run Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/o Par. 64
Ashland City, Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Larry Crutcher and wife, Annie L. Crutcher

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry W. Crutcher and wife Barbara Crutcher

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A tract of land in the 13th formerly the 25th Civil District of Davidson County, Tennessee. Being a part of a Tract belonging to Larry Crutcher and wife Annie L. Crutcher as of Record in Book 3428, Page 521 Register's Office of Davidson County, Tennessee.

Beginning at a point in the west line of Bull Run Road this point being the North East corner of parcel 64 on map 46 of Davidson County, Tennessee. Thence along the west line of Bull Run Road in a South-Easterly direction for a distance of 300.00 feet to a point, thence, South 52°40' West for a distance of 590.15 feet to a point, thence North 05° 00' East for a distance of 380.00 feet to a point, thence North 51°00' East for a distance of 222.55 feet to the point of beginning containing 3.02 acres.

Being a part of the same property conveyed to Larry Crutcher and wife, Annie L. Crutcher of record in Book 3428 page 531, Register's Office for Davidson County, Tennessee.

This is unimproved X / improved ( ) property, known as Route 3, Bull Run Road, Ashland City, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 & this 23 day of January, 19 70

Larry Crutcher

Annie L Crutcher

NASHVILLE
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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ralph B. Hicks, a Notary Public in and for said County and State, the within named Larry Crutcher and wife Annie L. Crutcher

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 23 day of January 19 70

Commission expires 11-12-70

Ralph B. Hicks
Notary Public

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 Nashville, Tennessee on this the 23 day of January, 1970.

My commission expires 11-12-70

Notary Public

WARRANTY DEED

FROM
Larry Crutcher and wife,

Annie L. Crutcher

TO
Larry W. Crutcher and wife,

Barbara Crutcher

A 68614

IDENTIF. REFERENCE

FEB 16 9 51 AM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys' Title Company
Titles Guaranteed
NASHVILLE, TENN.

RETURN TO:
JIM WALTER HOMES, INC.
P. O. BOX 9128
TAMPA, FLA. 33604

FEB16 70	CONV	* 300.00				
FEB16 70	S'TAX		A*	~~1.80~~ .78		
FEB16 70	PR'FEE		A*	.50	*	~~6.30~~
FEB16 70	W'DEED		A*	3.00	*	4.28