BOOK 4404 PAGE 241 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF March 19 70.

[illegible]
~~Notary Public~~

~~MY COMMISSION EXPIRES:~~ Deputy Clerk

~~(AFFIX SEAL)~~

THIS INSTRUMENT WAS PREPARED BY
William Kinnard Nashville Title
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shirley Crutcher & Rosie Drane (NAME)	Nolan & Sons ~~Mortgage~~ Company (NAME)	Map 105-9
2024 10th Ave., So. (STREET ADDRESS OR ROUTE NUMBER)	Union Street (STREET ADDRESS)	Par. 414
Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP)	Nash. Tenn. (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, SHIRLEY CRUTCHER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO POSIE DRANE

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: An undivided one-half interest in the property awarded to the grantor by decree of the Fourth Circuit Court of Davidson County, Tennessee, Book 58/379A, and more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 12 on the Map of W. L. B. Lawrence's Plan of Lots, of record in Book 21, page 148, also known as part of the Casper Spillman Lot, shown on the plan of Waverly Place, of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the east margin of 10th Avenue South, 138.75 feet south of Arthington Avenue, now Benton Avenue, thence easterly and parallel to the south margin of Benton Avenue, 200 feet to a private alley; thence with the margin of said private alley, southwardly 50 feet to a point; thence westwardly 200 feet to the east margin of 10th Avenue South; thence with the margin of same, northwardly 50 feet to the point of the beginning.

This is unimproved ( ) improved (X) property, known as 2024 10th Ave., South, Nashville, Tennessee 37204
(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 my hand this 17th day of March, 1970

Shirley Crutcher

STATE OF TENNESSEE
Davidson County

BOOK 4404 PAGE 242

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor____, 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 _____, Tennessee, this _____ day of _____ 19__

Commission expires _____

_____
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 _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

A 71523

IDENTIF. REFERENCE

MAR 17 9 53 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 17 70	CONV	11,750.00			
MAR 17 70	S'TAX		A*	30.42	
MAR 17 70	PR'FEE		A*	.50	
MAR 17 70	W'DEED		A*	3.00	* 33.92