4462

BOOK 4462 PAGE 333

WARRANTY DEED

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
E. M. STEELE	UNITED MORTGAGEE SERVICING CORP.	
(NAME)	(NAME)	Map 72-15
4012 Hillsboro Road	3200 Pacific Avenue	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pdr. 30 bpw
Nashville, Tenn. 37215	Virginia Beach, Va. 23451	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00)---------- Dollars,

CASH AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, INCLUDING THE ASSUMPTION OF THE BALANCE DUE ON A DEED OF TRUST TO UNITED MORTGAGEE SERVICING CORP. OF RECORD IN BOOK 4193, PAGE 269, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WE, DOUGLAS W. CRANE AND WIFE, LEONA K. CRANE have this day bargained and sold, and do hereby transfer and convey unto the said E. M. STEELE HIS (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS 62 AND 63 ON THE PLAN OF BROWNSVILLE, AS RECORDED IN BOOK 21, PAGE 9, REGISTER'S OFFICE FOR SAID COUNTY, AND BEING PART OF LOT NO. 1 ON THE UNRECORDED SUBDIVISION OF LOTS 61, 62 AND PART OF LOT 63 ON SAID PLAN OF BROWNSVILLE, DESCRIBED ACCORDING TO SURVEY OF JOHN KOHL, DATED OCTOBER 28, 1967, AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY MARGIN OF RIVERSIDE DRIVE, AT A POINT 133 FEET SOUTHWEST OF THE SOUTHERLY MARGIN OF MCKENNELL DRIVE (FORMERLY MCKENNIE STREET); THENCE WITH SAID MARGIN OF RIVERSIDE DRIVE SOUTHWESTWARDLY 100 FEET TO A POINT; THENCE WESTWARDLY 132.7 FEET, MORE OR LESS, TO A POINT; THENCE NORTHEASTWARDLY 100 FEET TO A POINT; THENCE EASTWARDLY 132.7 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DOUGLAS W. CRANE AND WIFE, LEONA K. CRANE BY DEED FROM CARL ED BROOK AND WIFE, AS OF RECORD IN BOOK 4368, PAGE 166, 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 $ 12,825.12

Subscribed and sworn to before me, this the 23rd day of NOVEMBER 1970

Affiant Mrs. Wilbur Logan

My commission expires: [illegible] November 7, 1973 (Affix Seal)

Notary Public J. Louise Bruce

This is unimproved ( ) improved (X) property, known as 1432 RIVERSIDE DRIVE, 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 E. M. STEELE HIS (successors), heirs and assigns forever. WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. EXCEPT AS SET OUT ABOVE AND 1970 TAXES WHICH GRANTEE ASSUMES.

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said E. M. STEELE HIS (successors), heirs and assigns, against the lawful claims of all persons.

Witness OUR hand S this 12th day of NOVEMBER, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Douglas W. Crane

Leona K. Crane

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BOOK 1462 PAGE 334

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. Louise Bruce, *a Notary Public in and for said County and State,* DOUGLAS W. CRANE AND WIFE, LEONA K. CRANE

the within named 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* 12th *day of* NOVEMBER, *19*70.

My Commission Expires November 7, 1973

J. Louise Bruce *Notary Public*

Commission expires

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 .....

NOV24 70	CONV	12,825.12				
NOV24 70	S'TAX		A*	33.28		
NOV24 70	PR'FEE		A*	.50		
NOV24 70	W'DEED		A*	3.00	*	36.78

WARRANTY DEED

FROM
DOUGLAS W. CRANE ET UX

TO
E. M. STEELE

A 97257

IDENTIF. REFERENCE

Nov 24 1 16 PM '70

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

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