BOOK 4469 PAGE 908 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,500.00

John A. Crouch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 1970.

Clifton B. Dean
Notary Public

MY COMMISSION EXPIRES: July 31, 1973

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. John A. Crouch (NAME)	Fidelity Federal Savings & Loan Assoc. (NAME)	
293 Clovernook Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Map 94-12
Nashville, Tenn. 37210 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Pcl. 54

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~~ I, ETHEL N. BRIMM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN A. CROUCH, III AND WIFE, SUSANNE CROUCH

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:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Clover Nook Subdivision, as of record in Book 2900, pages 51 and 52, Register's Office for said County.

Said Lot No. 21 fronts 94.6 feet on the northeasterly side of Clovernook Drive and runs back 249.8 feet on the northwesterly line and 289.6 feet on the southeasterly line, to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to Ethel N. Brimm, by deed from James E. Adams, of record in Book 3165, page 587, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 2994, page 126, R.O.D.C., Tennessee, and easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 2900, pages 51 and 52, R.O.D.C., Tennessee.

This is unimproved ( ) improved ( ) property, known as 293 Clovernook Drive, Nashville, Tennessee 37217-3
(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 29th day of December, 1970

Ethel N. Brimm

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Clayton B. Bracey, a Notary Public in and for said County and State, the within named Ethel N. Brimm

the 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 29th day of December 19 70

Commission expires July 31, 1974

Clayton B. Bracey
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

019217-3 G-160562

WARRANTY DEED

FROM
ETHEL N. BRIMM

TO
JOHN A. CROUCH, III AND WIFE,
SUSANNE CROUCH

B 00675

IDENTIF. REFERENCE

FIDELITY FEDERAL SAVINGS AND LOAN ASS'N
DEC 31 9 30 AM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC 31 70	CONV	17,500.00				
DEC 31 70	S'TAX		A*	45.50		
DEC 31 70	PB'FEE		A*	.50		
DEC 31 70	W'DEED		A*	3.00	*	49.00