WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO. BOOK 4489 PAGE 310

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miss Josephine M. Crain,	First Federal Savings & Loan Ass'n.	15DA-2550
(NAME:)	(NAME:)	
1026 Carolyn Avenue,	236 - 4th Avenue North,	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

This instrument prepared by Herschel Greer, 311 Seventh Avenue North, Nashville, Tenn

For and in consideration of the sum of Ten and No/100 - ($10.00) - - - - - - - - - - - - - - - - - - **DOLLARS**

Cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the assumption of the unpaid balance of the mortgage executed by Rumsey Crain and wife, Pauline C. Crain to Herschel Greer, Trustee, dated June 11, 1958, and recorded in Book 2773, page 555, Register's Office for Davidson County, Tennessee, which mortgage the purchaser hereby assumes and agrees to pay, we, RUMSEY CRAIN AND WIFE, PAULINE C. CRAIN **have bargained and sold, and by these presents do transfer and convey unto the said** Josephine M. Crain her **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. 88 on the Plan of Irvington, as of record in Book 843, page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 88 fronts 60 feet on the southerly side of Carolyn Avenue and runs back between parallel lines 170.5 feet to a dead line.

Being the same property conveyed to Rumsey Crain and wife, Pauline C. Crain, by deed from Marguerite A. Stangline, a widow, of record in Book 2753, Page 445, Register's Office for said County.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

This is unimproved ( ) improved (X) property, known as 902 Carolyn Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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** s **this** 23rd **day of** March, **19** 71

Rumsey Crain

Pauline C Crain

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Gladys R. Freeman, a Notary Public in and for said County and State, the within named Rumsey Crain and wife, Pauline C. Crain

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 23rd day of March 19 71

Commission expires December 2, 1974

Gladys R. Freeman
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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he 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 _____

B 09106
(his oath) (himself)

IDENTIFICATION REFERENCE

MAR 29 1 38 PM '71
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

RUMSEY CRAIN AND WIFE,

PAULINE C. CRAIN

TO

JOSEPHINE M. CRAIN

...consideration for this transfer or value of ...property is ... or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this ____ day of March, 1971.

Notary Public

My Commission Expires: _____

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $5,000.00. Affiant Josephine Crain
Subscribed and sworn to before me this 29th day of March 1971

Deputy Register D. Williams

MAR 29 71	CONV	*5,000.00				
MAR 29 71	S'TAX		A*	13.00		
MAR 29 71	PR'FEE		A*	.50		
MAR 29 71	W'DEED		A*	3.00	*	16.50