Deed prep; J. Hill, Atty. -320 S. Gallatin Rd., Madison, Tennessee 37115

WARRANTY DEED

BOOK 4536 PAGE 145

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
A. C. & R. Cadwallader	Glenn Justice Mtg. Co. , Inc.	43-6
(NAME) Rte 1-	1400 Main st; ~~444 James Robertson Pkwy.~~ (NAME)	141
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tn. 37072	Dallas, Texas 75202 ~~Nashville, Tennessee 37219~~ (STREET ADDRESS)	SH
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten & 00/100&&&****---------- *Dollars,*

Cash in hand paid, and for other good and valuable considerations, the receipt of which is hereby acknowledged, and forthe further consideration that the grantees herein do hereby assume and agree to pay the balance of a deed of trust note to secure the Glenn Justice Mtg. Co, the balance being $, 10,233.64 ,which the grantees do assume and agree to pay as part of the purchase price for the premises conveyed as described herein after,

Therefore, we, Joe Thomas Crouch et ux, Jimmie L. Crouch, the grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said Albert C. Cadwallader et ux, Rosalie L. Cadwallader, the grantees herein,

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows: Being lot no. 40 on the Plan of Farview, Section II, as of record in Book 3600, page 6, Register's Office said County and State.

Said lot no. 40 fronts 75.5 feet on the southerly side of Farview Drive, and extends back 139.0 feet on the westerly line and 140.4 feet on the easterly line to a dead line in the rear, measuring 75.5 feet thereon.

Being the same property as conveyed from James Lee Crawford et ux, Elsie Mai Crawford, by deed, to Joe Thomas Crouch, as of record in Book 4311, page 334, R. O. D. C., Tennessee.

(Escrow acct. and insurance transferred to grantees without costs and taxes assumed by buyers.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 11,408.64

Subscribed and sworn to before me, this the 30th day of August 1971

Affiant

My commission expires: 11-1-72 (Affix Seal)

Notary Public

This is ( ) unimproved (X) improved property, known as 608 Farview Drive, Madison, Tennessee 37115
(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 grantees, and their,

(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 stated.

we *further covenant and bind* ourselves, and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, and their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 30th day of August, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Joe Thomas Crouch

X Jimmie L. Crouch - Wife

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Joe Thomas Crouch et ux, Jimmie L. Crouch

*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 Madison, *Tennessee, this* 30th *day of* August, *19*71.

Commission expires 11-1-72 Notary Public

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.....

SEP 13 71 CONV 11,408.64
SEP 13 71 S'TAX A* 29.64
SEP 13 71 PR'FEE A* .50
SEP 13 71 W'DEED A* 4.00 * 34.14

WARRANTY DEED

FROM
Joe Thomas Crouch et ux,
Jimmie L.Croach

TO
Albert C. Cadwallader et ux,

Rosalie L. Cadwallader

B 30215

IDENTIF. REFERENCE

SEP 13 11 38 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS