BOOK 4553 PAGE 543

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Craven Crowell, Jr.	Guaranty Mortgage Company	Map 133
(NAME)	(NAME)	Pc. 5
2817 McGavock Pike	311 7th Avenue North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty Four Thousand Five Hundred and No/100 ----------($24,500.00)---------- *Dollars,*

cash in hand paid by Craven Crowell, Jr. and wife, Fredricka F. Crowell, the receipt of which is hereby acknowledged,

I, Clara F. McPherson

have this day bargained and sold, and do hereby transfer and convey unto the said Craven Crowell, Jr. and wife, Fredricka F. Crowell, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 168 on the Plan of Sutherland Heights, Section Four, as of record in Book 2854, page 43, Register's Office for said County. Said lot No. 168 fronts 116.3 feet on the northeasterly side of McGavock Pike and extends back between lines, 380.5 feet on the northerly line and 293.2 feet on the southerly line, to a dead line in the rear, measuring 145 feet thereon.
Being the same property conveyed to Roman H. McPherson and wife, Clara F. McPherson, by deed from Ronald S. Zeitlin and wife, of record in book 3103, page 575, Register's Office for said County, said parties having since divorced and the interest of Roman H. McPherson was vested in Clara F. McPherson, by decree of record in Minute Book 71, page 408, Fourth Circuit Court for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 24,500.00

Subscribed and sworn to before me, this the 15th day of November 19 71

Affiant Craven Crowell Jr.

My commission expires: June 6, 1972 (Affix Seal)

Notary Public Mary Ewing

This is { unimproved ( ) / improved (X) } property, known as 2817 McGavock Pike (House Number) (Street) Nashville, Tennessee 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 Craven Crowell, Jr. and wife, Fredricka F. Crowell, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Craven Crowell, Jr. and wife, Fredricka F. Crowell, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 15th *day of* November, 19 71 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Clara F. McPherson

This Instrument Was Prepared By

Dewey W. Pedigo (mje)

Of The Law Firm Pedigo & Simdon

Stahlman Building; Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Clara F. McPherson

the within named 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* 15th *day of* November, *19* 71.

Mary Ensey
Notary Public

Commission expires June 6, 1972

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 .....

NOV 16 71	CONV	24,500.00				
NOV 16 71	S'TAX		A*	63.70		
NOV 16 71	PR'FEE		A*	.50		
NOV 16 71	W'DEED		A*	4.00	*	68.20

Warranty Title 3/13329

WARRANTY DEED

FROM
Clara F. McPherson
TO
Craven Crowell, Jr., et ux

B 38015

IDENTIF. REFERENCE

Nov 16 9 34 AM '71

FEE $ ..... 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