BOOK 4604 PAGE 379

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William P. Brauch (NAME) | Dobson & Johnson, Inc. (NAME) | |
| 2928 Fernbrook Drive (STREET ADDRESS OR ROUTE NUMBER) | 1109 J. C. Bradford Building (STREET ADDRESS) | To be assigned later by KW |
| Nashville, Tenn. 37214 (CITY) (P. O. ZONE) (STATE) | Nashville, Tenn. 37219 (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* $10.00----------

----------TEN AND NO/100----------*DOLLARS*

Cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, a part of which is the assumption of one certain trust deed dated February 15, 1972 and filed for record February 15, 1972, in the Office of the Recorder of Deeds of Davidson County, Tennessee, in Book 4576, page 660, and note of even date thereby secured, in the original principal amount of $33,750.00 payable to Albert Wm. Johnson, Trustee, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.
The grantee further hereby assumes the obligations of Claborn Douglas Crabtree and wife, Shirley V. Crabtree under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

I, Shirley V. Crabtree, a widow,

*have bargained and sold, and by these presents do transfer and convey unto the said* William P. Brauch and wife, Sandra S. Brauch,

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 192 on the Plan of Section Seven, Lincoya Hills, as of record in Book 2331, page 119, Register's Office for said County.

Said Lot No. 192 fronts 141.2 feet on the northerly side of Fernbrook Drive and runs back between lines, 201.4 feet on the westerly line and 236.5 feet on the easterly line to a dead line in the rear on which it measures 172.feet.

Being the same property conveyed to Claborn Douglas Crabtree and wife, Shirley V. Crabtree, by deed from Fred B. Peery and wife, of record in Book 4576, page 658, said Register's Office. The said Claborn Douglas Crabtree having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 36,194.03

Subscribed and sworn to before me, this the 23rd day of May 1972

Shirley V. Crabtree
Affiant

My commission expires 10-26-74
(Affix Seal)

Barbara Fergo
Notary Public

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* William P. Brauch and wife, Sandra S. Brauch, their *heirs and assigns, forever.*

*And* I *do covenant with the said* William P. Brauch and wife, Sandra S. Brauch *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except as stated herein.

*And* I, Shirley V. Crabtree, a widow,

*do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* William P. Brauch and wife, Sandra S. Brauch, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* my *hand this* 23rd *day of* May, *19* 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Shirley V. Crabtree a Widow
Shirley V. Crabtree, a widow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, David C. Kipp, a Notary Public in and for said County and State, the within named

Shirley V. Crabtree, a widow,

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 23rd day of May, 1972.

David C. Kipp, Notary Public.

Commission Expires Oct 30, 1973

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STATE OF
COUNTY OF

Personally appeared before me, ....., a Notary Public in and for said County and State, the within named

....., the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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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.....

WARRANTY DEED

FROM

Shirley V. Crabtree, a widow

TO

William P. Brauch, et ux

B 60802

IDENTIF. REFERENCE

MAY 25 12 31 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.

MAY25[illegible] COMM 36,194.03

MAY25[illegible] STAX A* 94.12

MAY25[illegible] RTFEE A* .50

MAY25[illegible] MTGFEE A* 8.00 * 102.62