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Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$29,007.92 George E Crossland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF April 1973

Notary Public

MY COMMISSION EXPIRES: 5-10-75
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219.
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George E. Crossland (NAME)	Guaranty Mortgage Company (NAME)	50-14
3212 Wilmoth Court (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue North (STREET ADDRESS)	154
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	12D-32115

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, Nina Scott

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George E. Crossland et ux Patricia A. Crossland

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:

Being Lot No. 334 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, Page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 334 fronts 38.86 feet on the southerly side of Wilmoth Court and extends back 159.7 feet on the easterly line and 145.4 feet on the westerly line to a dead line, measuring 134.6 feet thereon.

Being the same property conveyed to the within named grantor by deed of record in Book 4656, Page 548, RODC; John R. Scott, spouse of the within named grantor, having since passed away.

This conveyance is subject to the all easements of record and the restrictive covenants of record in Book 3249, Page 345, and as amended in Book 3616, Page 269, RODC.

However, this conveyance is also subject to the grantees assumption of and agreement to pay the remaining balance of a certain deed of trust note payable to Guaranty Mortgage Company in the original principal amount of $27,600.00 which is secured by a deed of trust of record in Book 4656, Page 550, RODC. Transfer of the escrow account for taxes and insurance is included in the consideration herefore.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

This is unimproved ( ) improved (X) property, known as 3212 Wilmoth Court, Nashville, Tennessee
(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 3rd day of April, 1973

Nina Scott: Nina Scott

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, XXXXXXXXXX the undersigned, a Notary Public in and for said County and State, the within named Nina Scott

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 3rd day of April, 19 73

Commission expires 5-12-75

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

WARRANTY DEED

FROM

TO

C01002

IDENTIF. REFERENCE

APR 4 12 20 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR-45	CONV	29,007.92			
APR-45	S'TAX		A*	75.40	
APR-45	PR'FEE		A*	.50	
APR-45	WDEED		A*	4.00	* 79.90

Edward Seddon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219

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