ADDRESS NEW OWNER
SEND TAX STATEMENTS TO:

Aubrey L. Crafton
226 Wilowen Drive
Nashville, Tennessee 37210

BOOK 4773 PAGE 198

MAP 94-8
PAR 24 EW

This instrument prepared by:
BERRY AND BERRY, Attorneys at Law
Public Square, Franklin, Tennessee

FOR AND IN CONSIDERATION OF THE SUM OF FOURTEEN THOUSAND TWO HUNDRED FIFTY ($14,250.00) DOLLARS, paid, and to be paid, as follows: Seven Thousand Eight Hundred Sixty-nine and 48/100 ($7,869.48) Dollars by the assumption by grantee of the unpaid balance of mortgage held by the Guaranty Mortgage Company of Nashville, Tennessee, as evidenced by Deed of Trust to Herschel Greer, Trustee, of record in Book 3144, page 601, Register's Office of Davidson County, Tennessee, reference to which is here made for the purposes of incorporating herein the entire provisions of said instrument just as if the same were copied verbatim herein, and the balance of Six Thousand Three Hundred eighty and 52/100 ($6,380.52) Dollars, paid in cash, the receipt of which is hereby acknowledged, we, CHARLES ALLEN RUSSELL and wife, ANNA LOUISE RUSSELL, have this day bargained and sold and do hereby transfer and convey unto the said AUBREY L. CRAFTON, and to his heirs and assigns, that certain lot or parcel of land lying and being in Davidson County, Tennessee, known as 1801 Dahlia Drive, Nashville, Tennessee, as follows:

> Land in Davidson County, Tennessee., being Lot No. 18 on the Plan of Dahlia Gardens, Sec. 2, as of record in Book 2900, page 82, Register's Office for Davidson County, Tenn.
>
> Said Lot No. 18 fronts 86 ft. on the southerly side of Dahlia Dr. and extends back 212.2 ft. on the easterly line and 212.6 ft. on the westerly line to a dead line measuring 110.7 ft. thereon.
>
> Being the same property conveyed to James Woodrow Davis by deed from Charles S. Binkley etux Ellen K. Binkley, of record in Book , page , Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to a deed of trust to Herschel Greer, Trustee, of record in Book 3144, page 601, Register's Office of Davidson County, Tennessee. And being the same property conveyed to Charles Allen Russell, et ux. by deed of James Woodrow Davis of record in Deed Book 3814, page 935, R.O.D.C., Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Aubrey L. Crafton, his heirs and assigns, forever.

AND WE COVENANT with the said Aubrey L. Crafton, that we are lawfully seized and possessed of said land, in fee simple, have a good right to convey it and that it is unencumbered, except as hereinabove set out and by taxes for the year 1973 which are hereby assumed by the grantee. The grantors do hereby transfer and convey and set over to grantee the escrow account in connection with the foregoing mortgage. Also, there is reserved the cooking stove and dog house. The same may be removed by grantors within a reasonable time after change of title.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said property to the said Aubrey L. Crafton, his heirs and assigns, against the lawful claims of all persons, whosoever.

Witness our hands, on this the 7th day of December, 1973.

Charles Allen Russell
Charles Allen Russell

Anna Louise Russell
Anna Louise Russell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lawrence G. Nave, a Notary Public in and for said State and County, Charles Allen Russell and Anna Louise Russell, the within named bargainors, with whom I am personally acquainted and who acknowledged that they exeucted the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this the 7th day of December, 1973.

Lawrence G. Nave
Notary Public

LAWRENCE G. NAVE NOTARY PUBLIC DAVIDSON CO. TENN.

My Commission Expires:
11/30/76

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 4773 PAGE 200

The actual value or consideration, whichever is greater for this transfer is $ 14,250 .

Aubrey L. Clofton

Sworn to and subscribed to before me, on this the 17th day of December, 1973.

J. Head
Notary Public Dep Register

~~My Commission Expires:~~

C 35384

IDENTIF. REFERENCE

Dec 17 8 07 AM '73

FELIX ZANDER JR REGISTER
DAVIDSON COUNTY, TENN.

DEC 17 75	CONV	14,250.00			
DEC 17 75	S'TAX		A*	36.92	
DEC 17 75	PR'FEE		A*	.50	
DEC 17 75	W'DEED		A*	6.00	* 43.42