BOOK 4796 PAGE 882

WARRANTY DEED

This Instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. F. Crowell, Jr.,et ux	SAME	Map 131-9
(NAME:)	(NAME:)	
5120 Stanford Drive,North		Parcel 21
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37215		FH 12020
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Eighty Thousand and No/100 ($80,000.00) *DOLLARS*

cash, the receipt of which is hereby acknowledged,

MAR18 CONV 80,000.00
MAR18 S'TAX A* 208.00
MAR18 PR'FEE A* .50
MAR18 W'DEED A* 8.00 * 216.50

I, Barbara Jean Allen, *have bargained and sold, and by these presents do transfer and convey unto the said* J. F. Crowell, Jr., and wife, Carol L. Crowell, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, being the easterly part of Lot No. 1 on Stanford & Criswell's Revised Plan of Westwood, as of record in Book 974, page 14, Register's Office for said County, described as follows:
Beginning at an electric power pole in the north margin of Stanford Drive, 400 feet east of Hillsboro Road; and running thence North 19° east 208 feet to an iron pipe near the southwest corner of a frame garage and servants quarters; thence in a line between said garage and servants' quarters building and another frame building used as a store-room, said line being 27 inches distant from each of the buildings and bearing north 42° east 63 feet to an iron pipe in the north line of Lot No. 1, and the south line of A. M. Burton's tract; thence with Burton's south line south 88° east 248 feet to a fence corner the northeast corner of Lot No. 1 and northwest corner of Lot No. 2, south 26° 30' west 305 feet to an iron pin in the north margin of Stanford Drive; thence with the north margin of said Drive north 76° 45' west 50 feet; thence north 81° 15' west 175 feet to the beginning, containing 1.51 acres, more or less, according to a survey made January 8, 1945, by Z. J. Wilkinson, Surveyor.
Being the same property conveyed to W. Wesley Eckenfelder and wife, Barbara A. Eckenfelder, by deed from Joseph P. McAllister and wife, Rachel M. McAllister, of record in Book 4638, page 340, Register's Office for said County. W. Wesley Eckenfelder conveyed all his right, title and interest in the above described property to Barbara A. Eckenfelder by deed of record in Book 4796, page 880, Register's Office for said County. By decree of the Fifth Circuit Court of Davidson County, Tennessee, of record in Minute Book 26A, page 367, Barbara A. Eckenfelder had her maiden name, Barbara Jean Allen, restored to her.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 80,000.00

Subscribed and sworn to before me, this the 13 day of March 1974

My commission expires: 4/25/76 (Affix Seal)

NOTARY PUBLIC

Notary Public

unimproved ( )
This is improved (X) property, known as 5120 Stanford Drive, North, Nashville, Tennessee
(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 J. F. Crowell, Jr., and wife, Carol L. Crowell, their *heirs and assigns, forever.*

And I *do covenant with the said* J. F. Crowell, Jr., and wife, Carol L. Crowell *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 of record~~ taxes for the year 1974 which are prorated and assumed by the purchasers.

And I, Barbara Jean Allen,

do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* J. F. Crowell, Jr., and wife, Carol L. Crowell, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 15th *day of* March, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

I Barbara Jean Allen
Barbara Jean Allen

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Emsey, *a Notary Public in and for said County and State, the within named* Barbara Jean Allen

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* 15 *day of* March, *19* 74

Mary Emsey, *Notary Public*

Commission Expires 4/25/76

MARY EMSEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.....

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.....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM

Barbara Jean Allen

TO

J. F. Crowell, Jr., et ux

C 4 5 9 1 7

IDENTIF. REFERENCE

MAR 18 10 15 AM '74

FELIX A. NELSON, REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201