BOOK 4808 PAGE 299 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33892.56

Larry D Crutcher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 19 74.

Terry F Christian
Notary Public

MY COMMISSION EXPIRES: 9-13-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William G. Traber, Attorney 217 Shady Grove Road Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry D. Crutcher (NAME)	Thomas & Hill, Inc. (NAME)	
613 Albany Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1833, (STREET ADDRESS)	75-4
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Charleston, W.Virginia 25327 (CITY) (STATE) (ZIP)	43 PW

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, Bobby R. Mannery and wife, Marlene Mannery

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry D. Crutcher and wife, Sue B. Crutcher

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. 244 on the Plan of Tulip Grove, Section IV, as of record in Book 4175, page 12, Register's Office, Davidson County, Tennessee.

Said Lot No. 244 fronts 80.50 feet on the northerly margin of Albany Drive and runs back 185 feet on the easterly sideline, and 139.19 feet on the westerly sideline, and measures 90.51 feet across the rear lot line.

Being the same property conveyed to Bobby R. Mannery and wife, Marlene Mannery by deed from Ernest Roland Brown and wife, Barbara Ann Brown, as of record in Deed Book 4718, page 147, in the Register's Office for Davidson County, Tennessee.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4718, page 149, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees as is the hazard insurance.

This is { unimproved ( ) improved (X) } property, known as 613 (House Number) Albany Drive (Street) (P. O. Address) Hermitage (City or Town) 37076 (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 our hand s this 17th day of April, 19 74

+ Bobby R Mannery

+ Marlene Mannery

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bobby R. Mannery and wife, Marlene Mannery

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of April 19 74

Commission expires 2-13-77

Terry F. Christison
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 upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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 Bobby R. Mannery, et ux

TO Larry D. Crutcher, et ux

651086

IDENTIF. REFERENCE

APR 23 10 34 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:
DICK WINECOFF & ASSOCIATES
2831 LEBANON ROAD
DONELSON, TENN. 37214

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR23	CONV	33,892.56			
APR23	S TAX		A*	88.14	
APR23	PR FEE		A*	.50	
APR23	W DEED		A*	4.00	* 92.64