BOOK 4846 PAGE 896 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,200.00

James M. Croushorn Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August 19 74.

Jo Ann Smith
Notary Public

MY COMMISSION EXPIRES: April 21, 1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY This instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Marshall Croushorn,Jr (NAME)	Dobson & Johnson, Inc. (NAME)	
2933 Anderson Road (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	150-5
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	77 Part

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, Richard G. Kinnee and wife, Patricia A. Kinnee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Marshall Croushorn, Jr., and wife, Linda Barron Croushorn

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:

Land in Davidson County, Tennessee, being Lot No. 381 on the Plan of Forest View Park, Section 2, as of record in Book 3842, page 238, Register's Office for said County.

Said Lot No. 381 fronts 80 feet on the southerly side of Anderson Road and extends back 169.60 feet on the easterly side and 178 feet on the westerly side to a dead line and measures 80.44 feet thereon.

Being the same property conveyed to Richard G. Kinnee and wife, Patricia A. Kinnee, by deed from The Federal Housing Administration, of record in Book 4590, page 5, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4320, page 323, said Register's Office, and the Plan of record in Book 3842, page 238, said Register's Office, which shows an owner's certificate, certain setback lines and easements.

As a part of the consideration herein the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by the grantors herein to Albert Wm. Johnson, Trustee, of record in Book 4590, page 7, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2933 Anderson Road (House Number) (Street) Nashville, Tennessee (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 our hand S this 22nd day of August, 19 74

Richard G. Kinnee

Patricia A. Kinnee

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, C. B. Bussey, a Notary Public in and for said County and State, the within named Richard G. Kinnee and wife, Patricia A. Kinnee

the bargainor S, 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 16 day of July, 19 74

Commission expires 2-16-77

C. B. Bussey
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

Richard g. Kinnee and wife,

Patricia A. Kinnee

TO

James Marshall Croushorn, jr.,etux

Linda Barron Croushorn

C 6 8 7 3 8

IDENTIF. REFERENCE

AUG 26 2 54 PM '74

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

AUG 26 74	CONV	42,200.00		
AUG 26 74	S'TAX		A* 109.72	
AUG 26 74	PR'FEE		A* .50	
AUG 26 74	W'DEED		A* 4.00	* 114.22

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.