BOOK 4849 PAGE 738

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven E. Crook and wife, Paula C. Crook	Same	Map 131-12
(NAME) 1120 Lipscomb Dr.	(NAME)	#10
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn.	(STREET ADDRESS)	16D,A-38106
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) ---------- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

C. D. FRANCK and wife, AGNES R. FRANCK

have this day bargained and sold, and do hereby transfer and convey unto the said STEVEN E. CROOK and wife, PAULA C. CROOK

their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Lea-Gran Estates, Section 2, as of record in Book 2854, page 3, Register's Office for said County, described as follows:

Beginning on the northerly margin of Lipscomb Drive at the corner of Lots Nos. 34 and 35; thence with the line between said two lots northerly 81.55 feet to the common corner of Lots Nos. 33, 34, and 35; thence with the line between Lots Nos. 33 and 35 northeasterly 82 feet to the corner of Lots Nos. 32 and 33; thence with the line between Lots Nos. 32 and 35 easterly 132.8 feet to the westerly line of Lea-Gran Estates, as of record in Book 2083, page 88, said Register's Office; thence with same southerly 140.4 feet to the northerly margin of Lipscomb Drive; thence with said Drive westerly 212.65 feet to the beginning.

Being the same property conveyed to C. D. Franck and wife, Agnes R. Franck by deed from M. L. Maxwell and wife, Ethel R. Maxwell of record in Book 2812, page 70, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 59,000.00

Subscribed and sworn to before me, this the 4th day of September 19 74

Affiant Steven E. Crook

My commission expires 4/27/77 (Affix Seal)

Notary Public Gail Figg

This is ( ) unimproved (XX) improved property, known as 1120 Lipscomb Drive, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Steven E. Crook and wife, Paula C. Crook

their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except for 1974 taxes and restrictive covenants of record in Book 2808, page 457, said Register's Office.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Steven E. Crook and wife, Paula C. Crook

their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 4th day of September, 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

C. D. Franck

Agnes R. Franck

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. FIGG, ATTORNEY
916 J. C. BRADFORD BLDG.
NASHVILLE, TENN. 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, C. D. Franck and wife, Agnes R. Franck

the within named 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 4th day of September, 19 74.

Gail Pigg
Notary Public

Commission expires 4/27/77

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.....

WARRANTY DEED

FROM
C. D. Franck et ux

TO
Steven E. Crook et ux

C 7 0 0 0 7

IDENTIF. REFERENCE

SEP 5 3 24 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP-5-74	CONV	59,000.00				
SEP-5-74	S'TAX		A*	153.40		
SEP-5-74	PR'FEE		A*	.50		
SEP-5-74	W'DEED		A*	4.00	*	157.90

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Return to Gail Pigg