RECORDED BY RICK DI JOHNSON
2401 12th Ave So.

BOOK 4890 PAGE 272

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John E. Crowder, III, Etux	The Chamberlain Company	Map 71C-1-2
(NAME)	(NAME)	
2865 Lyncrest Drive	620 Lindsay Street at Oak	Pcl. 118
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn 37214	Chattanooga, Tenn	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00

Ten and no/100---------- Dollars,

Cash in hand paid by John E. Crowder III and Wife, Karen R. Crowder, the receipt of which is hereby acknowledged, and other good and valuable consideration,

Dennis J. Sinacola and Wife, Jane M. Sinacola

have this day bargained and sold, and do hereby transfer and convey unto the said John E. Crowder III, and Wife,

Karen R. Crowder

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

Being lot No. 14 on the plan of Twin Lawn Subdivision, Section II, as of record in Book 2854, page 44, Register's Office for said County. Said Lot No. 14 fronts 100.45 feet on the southerly side of Lyncrest Dr. and runs back between lines 191.1 feet on the easterly line and 191.5 feet on the westerly line to a dead line in the rear measuring 94.18 feet. Being the same property conveyed to Dennis J. Sinacola and Wife, Jane M. Sinacola by deed from Prentice Brooks and wife, Larimore Brooks, of record in Book 4811, page 773, Register's Office for said County. For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated April 17, 1974, and recorded in Book 4811, page775 Register's office for Davidson County, Tennessee, and note of even date thereby secured, in the original principal amount of Twenty-five Thousand & No/100 Dollars ($25,000.00) payable to The Chamberlain Company which debt the grantee herein assumes and agrees to pay as part payment of purchase price. The grantee further hereby assumes the obligations of Dennis J. Sinacola and wife, Jane M. Sinacola under the terms of the instrument creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of theindebtedness above mentioned.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,559.58

Subscribed and sworn to before me, this the 15 day of February, 19 75

My commission expires: 3-9-75 (Affix Seal)

Affiant

Notary Public

This is (unimproved) (improved (X)) property, known as 2865 Lyncrest Dr (House Number) (Street) Nashville, Tenn 37214 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 John E. Crowder III, and Wife, Karen R. Crowder their (successors), heirs and assigns forever. We covenant that We lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind Ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said John E. Crowder III and Wife, Karen R. Crowder and Their (successors), heirs and assigns, against the lawful claims of all persons.

Witness Our hand this 15th day of February, 19 75, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Dennis J. Sinacola

X Jane M. Sinacola

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dennis J. Sinacola and Wife, Jane M. Sinacola

the within named 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, Davidson County, Tennessee this 15th day of February, 19 75

Peter E Lynch, Notary Public

Commission expires March 9 1977

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.....

Peter E Lynch, Notary Public

Commission expires March 9 1977

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $28,559.58 Affiant

Subscribed and sworn to before me this 18th day of February 19 75

Deputy Register J. Head.

FEB 18 IN	CONV	28,559.58				
FEB 18 IN	S'TAX		A*	74.36		
FEB 18 IN	PR'FEE		A*	.50		
FEB 18 IN	W'DEED		A*	4.00	*	78.86

WARRANTY DEED

FROM
Dennis J. Sinacola, Etux

TO
John E. Crowder III, Etux

C 87976

IDENTIF. REFERENCE

FEB 18 3 47 PM '75

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

PAID

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238