FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,750.00

Miss Sarah Kelly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 19 74

M. L. Randolph
Notary Public

MY COMMISSION EXPIRES: 11/17/75

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
James A. Carney, Attorney 729 Stahlman Bldg, Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Kelly (NAME)	The Lomas ¢ Nettleton Company (NAME)	Map 91-5
685 James Ave. (STREET ADDRESS OR ROUTE NUMBER)	P O Box 964 (STREET ADDRESS)	Par 193
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	8DA25248

zip 37209

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, John E. Crowe, III, and wife, Euretta K. Crowe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sarah Kelly

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. 15 on the Plan of the Re-Subdivision of Lot No. 3, West Nashville Annex, as of record in Plat Book 4175, page 112, Register's Office for said County, described as follows:

Said Lot fronts 58 feet on the northwesterly side of James Avenue and extends back 115.07 feet on the northeasterly line and 135.04 feet on the southwesterly line to a dead line and measures 61.34 feet thereon.

Being the same property conveyed to John E. Crowe, III, and wife, Euretta K. Crowe, by deed from Thomas A. Cox and wife, Betty Jo Cox, of record in Book 4775, page 600, Register's Office for Davidson County, Tennessee. John E. Crowe, III, and John Ed Crowe, III, being one and the same person, and Euretta K. Crowe and Euretta D. Crowe being one and the same person.

Buyers assume and agree to pay the balance due on a first mortgage note secured by a deed of trust executed by John E. Crowe III, and wife, Euretta K. Crowe, to Ernest W. Turnbull, Trustee, securing The Lomas and Nettleton Company in the original principal sum of $17,750.00, of record in Book 4775, page 602, Register's Office for Davidson County , Tennessee.

All sums of money held in escrow by The Lomas and Nettleton Company and including the prepaid hazard insurance coverage presently in force in connection with said loan and property, is herewith transferred to buyers.

This is unimproved ( ) improved (X) property, known as 685 (House Number) James Avenue (Street) Nashville, Tenn. 37209 (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 hands this 30 day of April, 19 74

X John Ed. Crowe, III
John E. Crowe, III

X Euretta K. Crowe
Euretta K. Crowe

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John E. Crowe, III and Euretta K. Crowe

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 30th day of April 19 74.

Commission expires 6/19/75

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
John E. Crowe III, et ux

TO
Sarah Kelly

C 98588

IDENTIF. REFERENCE

MAY 16 10 44 AM '75

FELIX E. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY16 75	CONV	18,750.00			
MAY16 75	S'TAX		A*	48.62	
MAY16 75	PR'FEE		A*	.50	
MAY16 75	W'DEED		A*	4.00	* 53.12