This instrument prepared by:
Sturgeon, McCarley, Hollins and Eddin
P. O. Box 2707
Nashville, Tennessee 37219

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Dell Crosslin et ux	Same	Map. 116-7
(NAME:) 960 Percy Warner Blvd	(NAME:)	Par. 108
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Same	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00) ---------- *DOLLARS*
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

JUL-9'75	CONV	33,500.00			
JUL-9'75	S'TAX		A*	87.10	
JUL-9'75	PR'FEE		A*	.50	
JUL-9'75	W'DEED		A*	6.00	* 93.60

We, E. DEWEY THOMAS and wife, JOAN B. THOMAS,
have bargained and sold, and by these presents do transfer and convey unto the said JUSTIN DELL CROSSLIN and wife, CARROLL BRUNNER CROSSLIN,
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. 5 on the Plan of the Resubdivision of a part of Thomas H. Malone Farm, as of record in Book 3700, page 133, Register's Office for said County.

Said Lot No. 5 fronts 171.8 feet on the easterly side of Sunnyside Drive and extends back 303.3 feet on the northerly line and 291 feet on the southerly line to a dead line measuring 169.5 feet thereon.

Being the same property conveyed to E. Dewey Thomas and wife, Joan B. Thomas, by deed from Marjorie H. Marlowe and Bettye H. Obermeyer Schwartz, of record in Book 4590, page 640, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to owner's certificate, a 100-foot minimum building setback line from Sunnyside Drive and a 10-foot easement for public utility and drainage purposes along the northerly boundary line and a 20-foot easement for public utility and drainage purposes along the rear boundary of said lot; and a utility anchor easement located on the southern most front corner which is the common corner of said lot and Lot #6 of above plan of record in Book 3700, page 133, Register's Office for Davidson County, Tennessee, and approved disposal field area, as shown on said plan.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 33,500.00
Subscribed and sworn to before me, this the 9th day of July, 1975
Affiant
My commission expires July 4, 1979
(Affix Seal)
Notary Public

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IDENTIF. REFERENCE

JUL 9 2 19 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JUSTIN DELL CROSSLIN and wife, CARROLL BRUNNER CROSSLIN, *their heirs and assigns, forever.*

And we *do covenant with the said* Justin Dell Crosslin and wife, Carroll Brunner Crosslin, *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.*, except as hereinabove set forth, and taxes for the year 1975, subject to which this conveyance is executed.

And we, E. Dewey Thomas and wife, Joan B. Thomas, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Justin Dell Crosslin and wife, Carroll Brunner Crosslin, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 9th *day of* July, *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.*

E. Dewey Thomas M.D.
E. Dewey Thomas

Joan B. Thomas
Joan B. Thomas

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Louise S. Clemmons, a Notary Public in and for said County and State, the within named E. Dewey Thomas and wife, Joan B. Thomas,

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 9 day of July, 1975.

Louise S. Clemmons, Notary Public.

Commission Expires Feb 4-1979.

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....