This instrument prepared by: Johnson & Edwards, Attorneys
600 Stahlman Bldg.
Nashville, Tenn. 37201

BOOK 4950 PAGE 170

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Arzelous Nadine Crowder	SAME	
(NAME) 1207 Rosebank Court	(NAME)	83-4
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS)	20 B
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

---Twenty nine thousand six hundred thirty four & 73/100--------- *Dollars,*

WE, EDWARD L. STURDIVANT AND WIFE, MELINDA STURDIVANT

have this day bargained and sold, and do hereby transfer and convey unto the said

ARZELOUS NADINE CROWDER, single

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

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Rosewood Heights, Section I, as of record in Book 2133, page 38, Register's Office for said County.

BEGINNING on the westerly margin of Rosebank Court at the corner of Lots Nos. 4 & 5; thence with the line between said two lots, westwardly 192 feet; thence north 3 deg. 16' east 129 feet; thence south 86 deg. 28' east 137 feet to the corner of Lot Nos. 5 & 6; thence with the line between the said two lots, southeastwardly 140.2 feet to the westerly margin of Rosebank Court; thence with the same, southwestwardly 47 feet to the beginning.

BEING the same property conveyed to Edward L. Sturdivant and wife, Melinda Sturdivant, by deed from Richard L. Fulton, of record in Book 4808, page 878, Register's Office for Davidson County, Tennessee.

CONVEYANCE is made subject to: Restrictive covenants of record in Book 2141, page 97, R.O.D.C., Tennessee, and the plan of record in Book 2133, page 38, said Register's Office shows an owner's certificate a 30 foot minimum building setback line from Rosebank Court, and a 10 foot easement for public utility purposes along the northerly and westerly lines of said lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,634.73

Subscribed and sworn to before me, this the 5th day of September 1975

Affiant

My commission expires: 9-12-78 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1207 Rosebank Court, 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

GRANTEES, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEES, THEIR

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

Witness their *hand s this* 5th *day of* September, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edward L. Sturdivant

Melinda Sturdivant

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Edward L. Sturdivant and wife, Melinda Sturdivant

*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 Goodlettsville, Tennessee, *this* 5th *day of* September, *19*75.

Judy P. Adkins
Notary Public

JUDY P. ADKINS NOTARY PUBLIC DAVIDSON COUNTY

Commission expires 9-12-78

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 .....

SEP 11 75 CONV 29,634.73
SEP 11 75 S'TAX A* 76.96
SEP 11 75 PR'FEE A* .50
SEP 11 75 W'DEED A* 4.00 * 81.46

WARRANTY DEED

FROM

Edward L. Sturdivant et ux

TO

Arzelous Nadine Crowder (single)

D 15206

IDENTIF. REFERENCE

SEP 11 2 23 PM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS