JK

BOOK 4991 PAGE 387

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
	First Federal Savings and Loan	6DU-36150
(NAME)	(NAME) Union at Fourth	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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, receipt of which are hereby acknowledged; we

JAMES E. FITCH AND WIFE, CAROLYN C. FITCH

have bargained and sold, and by these presents do transfer and convey unto the said WALTER H. CROUCH AND WIFE, RUTH R. CROUCH

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 141 on the Plan of Brentwood Hall, Section V, of record in Book 2133, page 127, Register's Office for said County.

Said Lot fronts 70 feet on the southerly side of Rochelle Drive, and runs back 270 feet on the easterly line and 254.5 feet on the westerly line to a dead line, which is a broken line, measuring 135 feet thereon.

Being the same property conveyed to James E. Fitch and wife, Carolyn C. Fitch, by deed of record in Book 4167, page 451, Register's Office for said County.

This conveyance is subject to easements, restrictions, set back lines of record and taxes for 1975, applicable to said property.

unimproved ( )
This is improved (X) property, known as 475 Rochelle Drive (House Number) (Street)
Nashville, Tennessee 37220 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 18th day of December, 19 75.

James E. Fitch — Carolyn C. Fitch

JAMES E. FITCH CAROLYN C. FITCH

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, V. L. Baldyga, a Notary Public in and for said County and State, the within named James E. Fitch and wife, Carolyn C. Fitch

the 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, Tennessee, this 18th day of December, 19 75.

My commission expires 8-1-77 Notary Public V. L. Baldyga

V. L. BALDYGA NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 36,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Walter H Crouch

Sworn to and subscribed before me
this 18 day of December, 19 75.

My commission expires 8-1-77 Notary Public V. L. Baldyga

V. L. BALDYGA NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

This instrument was prepared by:
This instrument prepared by

Name	Address
STEPHENSON AND LACKEY	~~First Federal Building~~ Nashville, Tennessee 37219

DEC 19 75 CONV 36,000.00
DEC 19 75 S'TAX B* 93.60
DEC 19 75 PRTEE B* .50
DEC 19 75 W'DEED B* 4.00 * 98.10

WARRANTY DEED

FROM

JAMES E. FITCH AND WIFE,

CAROLYN C. FITCH

TO

WALTER H. CROUCH AND WIFE,

RUTH R. CROUCH

D 2 9 1 1 4

IDENTIFICATION REFERENCE

Dec 19 2 47 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219