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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
	Margaret A. VanLear	
(NAME)	(NAME)	145-5
	1785 Tyne Blvd.	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	4
	Nashville, TN 37215	Pal
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten & 00/100 ($10.00) DOLLARS

paid in cash, and other good and valuable consideration received from the grantee hereinafter named; we,

JAN-76 CONV 95,000.00
JAN-76 S'TAX B* 247.00
JAN-76 PR'CEE
JAN-76 W'DEED B* 4.00 * 251.50

Dr. D. E. Crockarell and wife, Verna Lou Crockarell,

have bargained and sold, and by these presents do transfer and convey unto the said Margaret A. VanLear,

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

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Tyne Valley Estates, Sec. I, as of record in Book 3300, page 53, Register's Office for said County, described as follows:

Beginning at a point in the southeasterly margin of Tyne Boulevard, at the corner of Lots 24 and 25; thence with the line between said lots, southeasterly 355.4 feet to a point; thence southwesterly 282 feet to the northeasterly margin of Beauregard Drive; thence with the margin of the same, northwesterly 326.22 feet to the beginning of a curve; thence around said curve, northerly 37.75 feet to the margin of Tyne Boulevard; thence with the margin of the same, northeasterly 195.9 feet to the point of beginning.

Being the same property conveyed to Dr. D. E. Crockarell and wife, Verna Lou Crockarell, by deed from Jack McLaughlin and wife, Barbara R. McLaughlin, of record in Book 4011, page 492, Register's Office for said County.

This conveyance is subject to restrictions, easements and setback lines applicable to said property, and to the lien of taxes for the year 1976.

unimproved ( )
This is improved (X) property, known as 1785 Tyne Boulevard (House Number) (Street)
Nashville, TN 37215 (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 7th day of January, 1976.

Dr. D. E. Crockarell — Verna Lou Crockarell

Dr. D. E. Crockarell
Verna Lou Crockarell

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John J. Archer, a Notary Public in and for said County and State, the within named Dr. D. E. Crockarell and wife, Verna Lou Crockarell,

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 7th day of January, 1976.

My commission expires 1-31-78 Notary Public

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 $ 95,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 7th day of January, 19 76.

My commission expires 1-31-78 Notary Public

This instrument was prepared by:

Name	Address
John J. Archer, Attorney	300 James Robertson Parkway, Nashville, TN 37201

Mail to

WARRANTY DEED

FROM DR. D. E. CROCKARELL, et ux

TO MARGARET A. VAN LEAR

D 31177

IDENTIF. REFERENCE

JAN 7 1 56 PM '76

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

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