This Form furnished by Attorneys Title Company, Inc.

BOOK 4988 PAGE 633

Form No. WD-2

FROM
Dempsey B. Crudup Et Ux

TO
Casper H. Carter ET Ux

RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

For draftsman's use

This instrument prepared by
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Casper H. Carter (NAME)	Home Federal Savings & Loan (NAME)	148-8
4545 Xavier Drive (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	107
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JAN 15 9 13 AM '76

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

D32195

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 28,457.92 Casper H. Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January 19 76

Notary Public

MY COMMISSION EXPIRES: 1-31-78

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- DOLLARS cash in hand paid by CASPER H. CARTER and wife, CHARLENE A.CARTER, and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement by the said Casper H. Carter and wife, Charlene A. Carter to assume and agree to pay the unpaid balance of a loan in the original amount of $25,000.00, payable to Home Federal Savings & Loan, secured by deed of trust of record in Book 4817, Page 485, Register's Office for Davidson County, Tennessee in conformity with the terms and conditions stated therein.

DEMPSEY B. CRUDUP and wife, DOROTHY S. CRUDUP

have bargained and sold, and by these presents do transfer and convey unto the said

CASPER H. CARTER and wife, CHARLENE A. CARTER

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. 112 on the Plan of Oakwood Terrace, Section II, of record in Book 4460, Pages 118 and 119, Register's Office for said County.

SAID Lot No. 112 fronts 73.0 feet on the southerly side of Xavier Drive and runs back 111.6 feet on the westerly line and 117.73 feet on the easterly line to a rear line on which it measures 73.25 feet.

BEING the same property conveyed to Dempsey B. Crudup and wife, Dorothy S. Crudup, by deed from the Williamsburg Corporation, of record in Book 4817, Page 483, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owner's certificate, a 30-foot minimum building setback line from Xavier Drive, a 10-foot easement for public utility and drainage purposes along the rear line of said lot, a 5-foot easement for public utility and drainage purposes along the westerly side line of said lot, and a 2 1/2 x 25-foot utility anchor easement located on the northeasterly and northwesterly corners of said lot; restrictions of record in Book 4689, Page 376, and Book 4650, Page 995, Register's Office for Davidson County, Tennessee.

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This is unimproved ( ) improved (X) property, known as 4545 Xavier Drive (House Number) (Street) Nashville P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CASPER H. CARTER and wife, CHARLENE A. CARTER their heirs and assigns, forever.

And we do covenant with the said CASPER H. CARTER and wife, CHARLENE A. CARTER 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 of record.

And we, Dempsey B. Crudup and wife, Dorothy S. Crudup do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said CASPER H. CARTER and wife, CHARLENE A. CARTER, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 8th day of January, 1976

Dempsey B. Crudup
DEMPSEY B CRUDUP

Dorothy S. Crudup
DOROTHY S. CRUDUP

STATE OF ~~TENNESSEE~~ NORTH CAROLINA
COUNTY OF ~~DAVIDSON~~ DAVIE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dempsey B. Crudup and wife, Dorothy S. Crudup

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 Mocksville, ~~Tennessee~~ North Carolina, this 12 day of January, 19 76

Erlene W. Roberts, Notary Public

Commission expires 11-5-80

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 .....

JAN 15 CONV 7.92
JAN 15 TAX .50
JAN 15 FEE
JAN 15 W'DEED B* 4.00 * 78.60