THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 4959 PAGE 544

WARRANTY DEED

READ E. FOLK, JR. FORM

TAX PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
127-29	BRIAN T. SINCLAIR-WHITELY ET UX	Home Federal Savings & Loan 230 Fourth Avenue, North Nashville, TN 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
9D 19430	Newson Station Road	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, we,

JAMES M. CROWSON and wife, MARTHA L. CROWSON,

JAN 19 CONV 59,000.00
JAN 19 S TAX B* 153.40
JAN 19 PR FEE B* .50
JAN 19 W DEED B* 4.00 * 157.90

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BRIAN T. SINCLAIR-WHITELY and wife, MICHELE SINCLAIR-WHITELY,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being in the 9th Civil District of said County, designated Tract No. 9 of the W. T. Hutton Property, described according to a survey made by James Murphy, Jr., Co., dated October 11, 1967, as follows:

Beginning at a point on the westerly margin of Newson Station Road, said point being 885.93 feet northerly from the northeast corner of the W. D. Strayhorn property; thence North 77°58'08" West 590.92 feet; thence North 46°41'17" East 283.53 feet; thence North 55°17'54" East 167.50 feet; thence South 43°48'20" East 448.42 feet to the Northwesterly margin of Newson Station Road; thence with the same, around a slight curve having a radius of 597.96 feet, southwesterly 117.85 feet to the beginning.

Being the same property conveyed to James M. Crowson and wife, Martha L. Crowson by deed from Joseph P. Adams and wife, Nancy R. Adams, of record in Book 4943, page 441, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 4215, page 4, said Register's Office, and to the reservation of record in Book 4320, page 312, said Reigster's Office, of a 10-foot easement for ingress and egress to and from Tracts 6,7,8, & 9 of said W. T. Hutton propert, and a 10-foot easement for water line along the northeasterly line of said lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except for 1976 taxes which have been prorated and assumed by the Grantees herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 15th day of January, 19 76

James M. Crowson
JAMES M. CROWSON

Martha L Crowson
MARTHA L. CROWSON

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, DAVID B. HERBERT, a Notary Public in and for the State and County aforesaid, personally appeared the within named James M. Crowson and wife, Martha L. Crowson, 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, the 15th day of January, 19 76

My commission expires: 7-22-77

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, A. D. 76

MY COMMISSION EXPIRES: 7-22-77 (AFFIX SEAL)

Notary Public

WARRANTY DEED
DBH:jpr

FROM
JAMES M. CROWSON & WIFE,
MARTHA L. CROWSON

TO
BRIAN T. SINCLAIR-WHITELY & WIFE,
MICHELE SINCLAIR-WHITELY

D 32615

IDENTIF. REFERENCE

JAN 19 2 38 PM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

Loan #800,370-4

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____

Notary Public