FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,650.70

Evil O Ammons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 19 76.

Marbut Gl Gaston Jr.
Notary Public

MY COMMISSION EXPIRES: 5-29-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., ATTORNEY 3300 Hillsboro Road, Nashville, Tennessee-37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evie O. Ammons (NAME)	Majestic Investment Co. of Denver (NAME)	Map 50-15
308 Oakview Drive (STREET ADDRESS OR ROUTE NUMBER)	2420 West 26th Avenue (STREET ADDRESS)	Par 180
Nashville, Tennessee-37207 (CITY) (STATE) (P. O. ZIP)	Denver, Colorado 80211 (CITY) (STATE) (ZIP)	12D-42425

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~I~~ I, HATTIE I. CROWDER, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EVIE O. AMMONS, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 27 on the Plan of Sky View as of record in Book 2331, pages 54 and 55, Register's Office for said County, and being described as follows:

BEGINNING at a point in the north margin of Starlight Drive at the corner of Lots Nos. 26 and 27; thence with the line between said lots, northerly 222 feet to a corner of Lot No. 28; thence with the line between Lots Nos. 27 and 28, easterly 154.5 feet to the west margin of Oakview Drive; thence with the margin of the same, southerly 190 feet to the beginning of a curve; thence around said curve, southwesterly 39.3 feet to the north margin of Starlight Drive; thence with the margin of the same, westerly 189.3 feet to the point of beginning.

BEING all the same property conveyed to James Ray Crowder and wife, Hattie I. Crowder, by deed from Charles W. Morris and wife, Evelyn Potts Morris, of record in Book 4545, page 292, Register's Office for Davidson County, Tennessee. The said James Ray Crowder having since died.

SUBJECT to restrictive covenants of record in Book 2444, page 576 and Book 1788, page 516, and limitations contained on the Plan of record in Book 2331, pages 54 and 55, all in the Register's Office for Davidson County, Tennessee.
SUBJECT to 1976 taxes, which Grantee assumes and have been prorated this date.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Dobson & Johnson, Inc., of record in Book 4545, page 294, Register's Office for DavidsonCounty, Tennessee. Also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is unimproved ( ) improved (X) property, known as 308 Oakview Drive, Nashville, Tennessee - 37207
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 30th day of January, 19 76

Hattie I. Crowder.
Hattie I. Crowder

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STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hattie I. Crowder

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of January 19 76

Commission expires 5-29-77

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

HATTIE I. CROWDER, UNMARRIED

TO

EVIE O. AMMONS, UNMARRIED

D 34484

IDENTIFICATION REFERENCE

FEB 2 1 57 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-27	CONV	24,650.70			
FEB-27	S'TAX		B*	64.22	
FEB-27	PR'FEE		B*	.50	
FEB-27	W'DEED		B*	4.00	* 68.72

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