ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	First Federal Savings and Loan (NAME)	12 D-54855
	Union at Fourth	60-7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Nashville, Tennessee 37219	57
(CITY) (STATE) (ZIP CODE)	(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, the receipt of which is hereby acknowledged; we,

R. J. RICHMOND AND WIFE, BERTHA T. RICHMOND,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES W. CRABB AND WIFE, REGINA R. CRABB,

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 the 12th Civil District of Davidson County, Tennessee, being Lot No. 32 on the plan of Section I, Hillhurst Acres, of record in Book 2331, page 51, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the westerly margin of Rich Acres Drive at the corner of Lots 32 and 47; thence with the margin of said Drive, northerly 140 feet to a concrete monument at the beginning of a curve; thence around said curve in a northwesterly direction 39.27 feet to a concrete monument in the south margin of a 50 foot unnamed street; thence along the margin of said street, westerly 130.9 feet to a concrete monument; thence southerly along the rear of Lot No. 32, 164.1 feet to a corner of said lot and Lot No. 47; thence with the line between said lots, easterly 148.5 feet to the point of beginning.

Being the same property conveyed to R. J. Richmond and wife, Bertha T. Richmond, by deed from Walter Early, of record in Book 4980, page 894, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3005 Rich Acres Drive (House Number) (Street)
Nashville, Tennessee 37207
(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 30 day of January, 1976.

R. J. Richmond — R. J. RICHMOND

Bertha T. Richmond — BERTHA T. RICHMOND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4993 PAGE 664

Personally appeared before me, V. L. Baldyga, a Notary Public in and for said County and State, the within named R. J. RICHMOND AND WIFE, BERTHA T. RICHMOND,

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 30 day of January, 1976.

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

BALDYGA NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

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 $ 38,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James W. Crabb

Sworn to and subscribed before me this 30 day of January, 1976.

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

BALDYGA NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

This instrument was prepared by:
This instrument prepared by

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

FEB-3[illegible] CONV 38,000.00
FEB-3[illegible] S'TAX B* 98.80
FEB-3[illegible] PR'FEE B* .50
FEB-3[illegible] W'DEED B* 4.00 * 103.30

WARRANTY DEED

FROM R. J. RICHMOND AND WIFE,

TO BERTHA T. RICHMOND

JAMES W. CRABB AND WIFE,

REGINA R. CRABB

D 34558

IDENTIF. REFERENCE

FEB 3 11 01 AM

FELIX [illegible]
DAVIDSON COUNTY [illegible]

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