BOOK 5008 PAGE 234

This Instrument prepared by:
Douglas A. Brace, Attorney
Nashville, Tennessee

WARRANTY DEED

READ E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
104-6 217 PW	Mr/Mrs Roy E. Hutton	Fidelity Federal Savings & Loan Fourth & Union Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 26W-6400	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 517 32nd Avenue, South	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ 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) and other good and valuable considerations, the receipt of which is hereby acknowledged,

MAR23'76	CONV	35,900.00			
MAR23'76	S'TAX		B*	93.34	
MAR23'76	PR'FEE		B*	.50	
MAR23'76	W'DEED		B*	4.00	* 97.84

RONALD W. CRAWFORD and wife, BARBARA J. CRAWFORD

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROY E. HUTTON and wife, JILL HUTTON

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:

Being Lot No. 83 on the unrecorded plan of R. W. Grizzard Subdivision of part of the Bosley Tract, fronting 75 feet on the west side of Orient Circle (now known as 32nd Avenue, South) and extending back 150 feet to an alley, showing 47-1/2 feet across the rear and more particularly described as follows:

BEGINNING at a point in the west margin of Orient Circle (now known as 32nd Avenue, South) which measures 665 feet, more or less, in the northeasterly direction along the northwesterly line of said Orient Circle and the northwest corner of Marlborough Avenue and Orient Circle; thence northwardly 75 feet to the southeast corner of Lot No. 82; thence westwardly along the dividing line between Lots 82 and 83, 150 feet to a point in the easterly margin of an alley; thence with the easterly margin of said alley, southwardly 47-1/2 feet to the northwest corner of Lot No. 84 on said plan; thence southeastwardly with the line between Lots Nos. 83 and 84, 150 feet to the point of beginning.

Being the same property vested in Ronald W. Crawford by deed from Orlando C. Scarborough and wife, Norma F. Scarborough, as of record in Book 4634, page 187, and by decree of the 4th Circuit Court No. 70909, Minute Book 85B, page 859, as amended in Book 99A, page 150, a certified copy of said decree being recorded in Book 5005, page 37, Register's Office

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 Grantees.

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 17th day of March, 1976.

Ronald W. Crawford

Barbara J. Crawford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Ronald W. Crawford and wife, Barbara J. Crawford 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 17th day of March, 1976.

My commission expires: ~~4/23/78~~ 8-16-77

Douglas A. Brace
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

$ 35,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March, 1976

MY COMMISSION EXPIRES: 4/23/78 (AFFIX SEAL)

Notary Public

110665-4

WARRANTY DEED
DAB:mas

FROM
RONALD W. CRAWFORD AND WIFE

TO
ROY E. HUTTON AND WIFE

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

041397

IDENTIF. REFERENCE

MAR 23 2 55 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

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