FORM NO. WD-1

BOOK 5029 PAGE 587

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,203.16

X James Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May 19 76

Notary Public

MY COMMISSION EXPIRES: 10/25/76
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 26th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| DANNY F. CROUCH, et ux (NAME) | DOBSON & JOHNSON, INC. (NAME) | |
| Route #3, Rice Road (STREET ADDRESS OR ROUTE NUMBER) | 311 Plus Park Boulevard (STREET ADDRESS) | 149 |
| Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37217 (CITY) (STATE) (ZIP) | 126 Pad |

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, WE, WILLARD S. RUSSELL and wife, MARGARET E. RUSSELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANNY F. CROUCH and wife, GRETA M. CROUCH

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 part of Lot No. 2 on the Map of the Division of the James Johnson Lands , as of record in Book 172, page 466, said Register's Office, and described according to a survey made by Geo. W. Watkins, Surveyor, dated 6/12/53, as follows:

BEGINNING at a point in the center line of a County Road, running from Rural Hill Road to Mt. View Road, said point being 313 feet southerly from the common corner of Lots 2 and 3 of said Johnson Lands, said point being opposite an iron pin in the east margin of said road; thence with the center of said road, S 22° 45' E 125 feet to a point in the center of said road, opposite an iron pin in the east margin of said road; thence leaving said road, and along a fence N 72° E 286 feet to an iron pin at a post; thence continuing with said fence, N 28° 30' W 125 feet to an iron pin at a post; and continuing with said fence, S 72° W 273 feet to the beginning, containing 0.8 acre, more or less.

BEING the property conveyed to Otis W. Charlton and wife, Louise R. Charlton by deed from Ida Grace Berry Davenport of record in Book 4754, page 780, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as Route #3, Rice Road, Antioch, Tennessee 37013
(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 our hand s this 17th day of May, 19 76

Willard S Russell
WILLARD S. RUSSELL

Margaret E Russell.
MARGARET E. RUSSELL

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLARD S. RUSSELL and wife, MARGARET E. RUSSELL

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 17th day of May, 19 76

Commission expires 10/23/78

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
WILLARD S. RUSSELL, et ux

MARGARET E. RUSSELL

TO
DANNY F. CROUCH, et ux

GRETA M. CROUCH

PREPARED BY:

ALAN L. SATURN, Esquire
26th Floor
First American Center
Nashville, Tennessee 37238

D 5 1 1 4 3

IDENTIF. REFERENCE

MAY 27 1 34 PM '76

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

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | |
|---|---|---|---|---|
| MAY27'76 | CONV | 22,203.16 | | |
| MAY27'76 | S'TAX | | B* | 57.72 |
| MAY27'76 | PR'FEE | | B* | .50 |
| MAY27'76 | W'DEED | | B* | 4.00 |
| | | | * | 62.22 |