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PREPARED BY: LITTLE, THRAILKILL & OWEN, P.C.
25th Floor, First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5035 PAGE 290

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Felton Crouch and wife, Blanche R. Crouch (NAME:)	J.Felton Crouch (NAME:)	145-4
1012 Tyne Boulevard (STREET ADDRESS OR ROUTE NUMBER)	1012 Tyne Boulevard (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of One Hundred Seven Thousand and no/100 ($107,000.00) *DOLLARS*

paid $60,000.00 in cash and by the assumption of the unpaid principal balance on that certain Deed of Trust Note dated the 20th day of August, 1971, in the original amount of $50,000.00 secured by that certain Deed of Trust of record in Book 4531, Page 98, R.O.D.C., Tennessee.

H. Stennis Little, Jr., and wife Susan P. Little *have bargained and sold, and by these presents do transfer and convey unto the said* J. Felton Crouch and wife, Blanche R. Crouch, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A certain lot or parcel of land situate, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 7 on the Map of the First Addition to Lealand Manor, a part of the Overton Lea Estates, not of record, described according to a survey made by William A. Pitts, February 7, 1947.

Beginning on the northerly margin of Tyne Boulevard at the corner of Lots Nos. 6 and 7; thence with the line between said lots, north 2° 29' east 450.6 feet to the south line of Gateway Acres, Second Addition; thence with said line, westwardly 300 feet to the corner of Lots Nos. 7 and 8; thence with the line between said lots, southwardly 463 feet to the northerly margin of Tyne Boulevard; thence with the northerly margin of same, eastwardly 300 feet to the beginning.

Being the same property conveyed to H. Stennis Little, Jr. and wife, Susan P. Little by deed from Virginia S. Dodson, of record in Book 4531, page 95, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $107,000.00

Subscribed and sworn to before me, this the 14th day of June 1976

H. Stennis Little, Jr.
Affiant

My commission expires: 3-1-78
(Affix Seal)

Jerry Cross
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BOOK 5035 PAGE 291

This is unimproved ( ) improved (X) property, known as 1012 Tyne Boulevard (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. Felton Crouch and wife, Blanche R. Crouch, their *heirs and assigns, forever.*

And we *do covenant with the said* J. Felton Crouch and wife, Blanche R. Crouch *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,* except for that certain Deed of Trust executed by H. Stennis Little, Jr. and wife, Susan P. Little, to E. E. Murrey, Jr., Trustee, recorded in Book 4531, page 98, to secure to Volunteer Federal Savings and Loan Association of Nashville payment of a note for $50,000.00, and any restrictions or easements of record in the RODC, Tennessee.

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* J. Felton Crouch and wife, Blanche R. Crouch, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 14th *day of* June, *1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

H. Stennis Little, Jr.

Susan P. Little

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jenny Cross, *a Notary Public in and for said County and State, the within named* H. Stennis Little, Jr. and wife, Susan P. Little

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* 4th *day of* June, *19* 76.

Jenny Cross, *Notary Public.*

Commission Expires 3-1-78

JENNY CROSS NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* ...

the bargainor...., 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* ... *day of* ..., *19*....

..., *Notary Public.*

Commission Expires ...

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ..., *with whom I am personally acquainted, and who, upon oath, acknowledged* ...*self to be* ... *of the* ..., *the within named bargainor, a corporation, and that* ...*he as such* ..., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ...*self as* ....

Witness my hand and seal, at office in ..., *this* ...*day of* ..., *19*....

...
Notary Public

Commission Expires ....

JUN 15 76	CONV	99,000.00			
JUN 15 76	CONV	*8,000.00			
JUN 15 76	S'TAX		B* 278.20		
JUN 15 76	PR'FEE		B* .50		
JUN 15 76	W'DEED		B* 8.00	*	286.70

WARRANTY DEED

FROM

H. STENNIS LITTLE, JR.

AND WIFE, SUSAN P. LITTLE

TO

J. FELTON CROUCH AND

WIFE, BLANCHE R. CROUCH

153786

IDENTIF. REFERENCE

JUN 15 1 49 PM '76

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208