This instrument was prepared by McGlaw, Smith & Jr, Attorney-at-Law, 3815 Cleghorn Avenue, Nashville, Tennessee, 37215.

WARRANTY DEED

BOOK 5038 PAGE 556

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Thompson Phillip Crowe, IV etux	Diversified Mortgage Company	26W-08975
(NAME)	(NAME)	
411 N. Wilson Blvd.	2509 West End Avenue	Map 103-8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37203	Parcel 245
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100----------

----------($10.00)----------*Dollars,*

cash in hand paid by the said Grantees, hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, Martin O. Deschenes and wife, Margot D. Deschenes, hereinafter called the Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said Thompson Phillip Crowe, IV, and wife, LaDonna J. Crowe, herein called the Grantees, their

~~XXXXXX~~, *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 1 of Block "H" in Cherokee Park Subdivision, Section 2, as of record in Book 547, pages 175 and 176, Register's Office for said County.

Said Lot No. 1 fronts 60 feet on the westerly side of Wilson Avenue and runs back 140 feet on the southerly line and 140.09 feet on the northerly line with the southerly margin of Cambridge Avenue to a dead line, and measures 65.05 feet thereon.

Being the same property conveyed to Martin O. Deschenes and wife, Margot D. Deschenes by deed from Dela J. Chapman, Jr. and wife, Jane M. Chapman of record in Book 4261, page 271, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Setback, easements and other limitations as shown on the recorded plan of record in Book 547, page 175, said Register's Office, and of record in Book 4260, page 111, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,500.00

Subscribed and sworn to before me, this the 23rd day of June 1976

Julia M. Owens
Affiant

My Commission expires: Dec 26 1979 (Affix Seal)

M. Glaw Smith Jr
Notary Public

This is improved ( ) property, known as 411 North Wilson Blvd., Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Grantees, their

~~XXXXXX~~,

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except as stated herein, and 1976 taxes which have been pro-rated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

~~(Successors)~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 23rd *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.*

Martin O. Deschenes
(Martin O. Deschenes)

Margot D. Deschenes
(Margot D. Deschenes)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Martin O. Deschenes and wife, Margot D. Deschenes

the within named 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 23rd *day of* June, *19* 76

Notary Public

Commission expires Nov 26, 1979

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 24 76 CONV 38,500.00
JUN 24 76 S'TAX B* 100.10
JUN 24 76 PR'FEE B* .50
JUN 24 76 W'DEED B* 4.00 * 104.60

WARRANTY DEED

FROM
Martin O. Deschenes, etux
TO
Thompson Phillip Crowe, IV
etux

D 55252

IDENTIFICATION REFERENCE

JUN 24 12 57 PM '76

FEE
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

2033 2