This instrument prepared by:
George E. Mudter, Jr., Attorney
10th Floor, First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5041 PAGE 957

CMC - 2

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr/Mrs Steven R. Crowe (NAME)	First American National Bank of Nash. c/o Guaranty Mortgage Co. Division (NAME)	91-15-90
232 54th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	10th Floor First American Center (STREET ADDRESS)	Field Book No.
Nashville, Tennessee 37209 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37238 (CITY) (ZONE) (STATE)	25W-9950

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) *Dollars,* and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JUDY W. McCONNELL COX and husband, THOMAS E. COX,

have this day bargained and sold, and do hereby transfer and convey unto thXXXX

STEVEN R. CROWE and wife, PHYLLIS S. CROWE

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being part of Block No. 14 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County.

Being the same property vested in Judy W. McConnell, now Cox, by decree entered in the Fourth Circuit Court of Davidson County, Tennessee, a certified copy of which is of record in Book 5001, page 677, said Register's Office, and being conveyed by deed from John N. Wilson and wife, Ruth Evelyn F. Wilson, as of record in Book 5005, page 806, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $25,000.00

Subscribed and sworn to before me, this the 18th day of June 1976

[illegible]
Affiant

My commission expires: May 30, 1979
(Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 232 54th Avenue, North, Nashville, Tennessee 37209
(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 STEVEN R. CROWE and wife, PHYLLIS S. CROWE, their *(successors), 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 for 1976 Metro Taxes, which have been prorated and assumed by the Buyer.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* STEVEN R. CROWE and wife, PHYLLIS S. CROWE, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 18th *day of* June, *19* 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas E. Cox

Judy W. McConnell Cox

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... , a Notary Public in and for said County and State, ...

..... the within named 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.....Tennessee, 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.....

STATE OF NORTH CAROLINA:
COUNTY OF WAKE :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judy W. McConnell Cox and husband, Thomas E. Cox, the within named bargainors, 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 Raleigh, North Carolina, this 14 day of June, 1976.

Notary Public

My commission expires: My Commission Expires January 22, 1978

JUL-2% CONV 25,000.00
JUL-2% STAX * 55.00
JUL-2% STRFEE * .50
JUL-2% RECFEE * 14.00 * 69.50

WARRANTY DEED

FROM

Judy W. McConnell Cox and husband

Thomas E. Cox

TO:

Steven R. Crowe and wife,

Phyllis S. Crowe

D 56748

CROSS REFERENCE

JUL 7 3 30 PM '76

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

File: George E. Mudter, Jr., Atty.