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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 1976

Notary Public

MY COMMISSION EXPIRES: May 30, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert N. Buchanan, III, Farris, Evans & Warfield, Third Nat'l. Bank Bldg.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Fitzhugh (NAME)	Guaranty Mortgage Company Division (NAME)	129 — 12
960 Percy Warner Blvd. (STREET ADDRESS OR ROUTE NUMBER)	10th Floor, First American Center	73
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37238 (CITY) (STATE) (ZIP)	7D-36226

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, Justin D. Crosslin and wife Madeline C. Crosslin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott Fitzhugh and wife Mary Louise Fitzhugh

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 lot No. 77 on the Ran of Warner Park Valley, Section I of record in Book 3600, pages 12-14 Register's Office for said county.

Said lot fronts 101.37 feet on the easterly side of Percy Warner Blvd. and extends back 150 feet on the northern line and 150 feet on the southern lin e to a rear line mearuring 98.63 feet thereon.

Being the same property conveyed to Justin D. Crosslin and wife Madeline C. Crosslin by deed from George Gianikas and William O. Simkins of record in Book 4245, page 183, Register's Office for said county.

This is unimproved ( ) improved (X) property, known as 960 Percy Warner Blvd. (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37205 (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 15TH day of July, 19 76

Justin D. Crosslin Madeline C. Crosslin

JUSTIN D. CROSSLIN MADELINE C. CROSSLIN

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Justin D. Crosslin and wife Madeline C. Crosslin

the bargainor 3, 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 15th day of July 1976.

Commission expires May 30, 1976

Helen D. Scott
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 Justin D. Crosslin and Madeline C. Crosslin

TO Scott Fitzhugh and Mary Louise Fitzhugh

D 60515

IDENTIF. REFERENCE

JUL 28 10 27 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

JUL 28 76 CONV 45,000.00
JUL 28 76 S'TAX B* 117.00
JUL 28 76 PR'FEE B* .50
JUL 28 76 W'DEED B* 4.00 * 121.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

File: Hanes S. Mustin, Jr. Atty