J6538

WARRANTY DEED

IDENTIF. REFERENCE

SEP 1 1 12 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August 1976

Notary Public

MY COMMISSION EXPIRES: 11/18/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys., 217 Shady Grove Rd., Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy P. Angel etal (NAME)	same (NAME)	
339 Dennywood Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	84-11
Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	117 Pt

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, Willie Houston Cripps and wife, Hattie C. Cripps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy P. Angel and A.D. Angel

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:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 135 on the Plan of Maplecrest, as of record in Plan Book 1835, page 27, Register's Office for said County.

Said Lot No. 135 is described as follows: Beginning at a point on the northeasterly side of Denneywood Drive, common corner of Lots Nos. 134 and 135; thence northeasterly along the line between said two lots 174.4 feet to their common rear corner; thence in a southeasterly direction 90 feet to a point; thence in a southwesterly direction 155 feet to the beginning of a curve; thence around said curve, in a southwesterly direction; 31.42 feet to a point in the northeasterly margin of Denneywood Drive; thence with said Drive, in a northwesterly direction, 70 feet to the point of beginning.

Being the same property conveyed to Willie Houston Cripps and wife, Hattie C. Cripps by deed from R.L. Freeman, Trustee, as of record in Book 4377, page 407, said Register's Office.

unimproved ( )
This is improved (x) property, known as 2406 Dennywood Drive, Nashville, TN. 37214
(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 30th day of August, 19 76

Willie Houston Cripps

Hattie C. Cripps

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Willie Houston Cripps and wife, Hattie C. Cripps

the 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 Nashville, TN. this 31 day of August, 1976

Commission Expires 11/18/78

Notary Public

STATE OF _____
_____ 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 purpose 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

SEP-17 CONV 26,500.00
SEP-17 S'TAX B* 68.90
SEP-17 PR'FEE B* .50
SEP-17 W'DEED B* 4.00 * 73.40

WARRANTY DEED

FROM
Willie Houston Cripps
et ux

TO
Roy P. Angel et al

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
REPRESENTING
U.S. LIFE TITLE INSURANCE
Company of New York

William G. Trabue
P. O. Box 2255