BOOK 5100 PAGE 285

FORM NO. WS-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF December 19 76

Notary Public

MY COMMISSION EXPIRES: 1-29-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph M. Taylor (NAME)	Mortgage Associates, Inc. (NAME)	15DA 53450
1207 Rosebank Court (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. Suite #300 (STREET ADDRESS)	83-4
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	208

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, ~~XX~~ I, Arzelous Nadine Crowder

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph M. Taylor et ux Paulette Taylor

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. 5 on the Plan of Rosewood Heights, Section I, as of record in Book 2133, page 38, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Arzelous Nadine Crowder by deed from Edward L. Sturdivant et ux Melinda Sturdivant of record in Book 4950, page 170 and by Quitclaim Deed to Arzelous Nadine Crowder from Elizabeth J. Leech of record in Book 5099, page 359, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 2141, page 97, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to 10 foot public utility easement and 30 foot minimum building setback line of record in Book 2133, page 38, Register's Office, Davidson County, Tennessee.

This is ~~improved~~ unimproved ( ) property, known as 1207 Rosebank Court, Nashville, Tennessee 37206
(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 my hand this 22nd day of December, 19 76

Arzelous Nadine Crowder

By Leman D. Clark attorney in Fact Leman D Clark

Leman D. Clark, Attorney-In-Fact / Leman D. Clark

STATE OF TENNESSEE
Davidson County

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 _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____ _____ Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Leman D. Clark, by Power of Attorney, to me known to be the person who executed the foregoing instrument in behalf of Arzelous Nadine Crowder, the bargainor, and the said Leman D. Clark, Attorney-IN-Fact, who acknowledged that he executed the within instrument for the purpose therein contained as the free act and deed of the said Arzelous Nadine Crowder.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of December, 1976.

My Commission Expires: 1-29-79

Notary Public

WARRANTY DEED

FROM
Arzelous Nadine Crowder

TO
Joseph M. Taylor

D 8 2 6 5 9

IDENTIF. REFERENCE

Dec 27 11 23 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

DEC27'76	CONV	32,000.00			
DEC27'76	S'TAX		B*	83.20	
DEC27'76	PR'FEE		B*	.50	
DEC27'76	W'DEED		B*	4.00	* 87.70