MAIL TO: Pete Lunati Realty Company, 4741 Trousdale Drive, Nashville, Tennessee 37220

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Peter J. Lunati Et Ux

TO

David N. Crowder Et Ux

For draftsman's use

This instrument prepared by Pete Lunati Realty Company, 4741 Trousdale Drive, Nashville, Tennessee 37220

BOOK 5117 PAGE 984

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David N. Crowder (NAME)	First Federal Savings & Loan (NAME)	162-10 188
621 Roxanne Drive (STREET ADDRESS OR ROUTE NUMBER)	236-Fourth Avenue North (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

D 90685

IDENTIF. REFERENCE

FEB 24 10 10 AM '77

FELIX A. ... REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 34,103.30 Theresa Crowder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 1977

Notary Public

MY COMMISSION EXPIRES: August 26, 1980

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

For and in Consideration of the sum of TEN AND 10/100 ($10.00) DOLLARS cash in hand paid by DAVID N. CROWDER and wife, THERESA CROWDER, and other good and valauble considerations, receipt of which is hereby acknowledged, and the agreement by the said David N. Crowder and wife, Theresa Crowder to pay the unpaid balance of a loan in the original amount of $23,000.00, secured by deed of trust of record in Book 4799, Page 584, Register's Office for Davidson County, Tennessee, in conformity with the terms and conditions stated therein.

PETER J. LUNATI and wife, BARBARA FAYE LUNATI have bargained and sold, and by these presents do transfer and convey unto the said DAVID N. CROWDER and wife, THERESA CROWDER their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 193 on the Plan of Brookview Estates, Section Two of record in Plan Book 4460, Page 163, Register's Office for said County.

SAID Lot No. 163 fronts 92 feet on the southerly side of Roxanne Drive and extends back 130.91 feet on the easterly line and 122.39 feet on the westerly line to a dead line measuring 92.39 feet thereon.

BEING the same property conveyed to Peter J. Lunati and wife, Barbara Faye Lunati by deed from David M. Pursley and wife, Jeanette E. Pursley of record in Book 5092, Page 812, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owners certificate, a 30-foot minimum building setback line from Roxanne Drive and a 20-foot easement for public utility and drainage purposes along the rear line of said lot; and easement for public utility and drainage purposes along the easterly line with an 8" sewer line lying within said easement; restrictions of record in Book 4689, page 561, said Register's Office.

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WD-2

This is (unimproved / improved) property, known as 621 Roxanne Drive (House Number) (Street) Nashville P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said DAVID N. CROWDER and wife, THERESA CROWDER their heirs and assigns, forever.

And we do covenant with the said DAVID N. CROWDER and wife, THERESA CROWDER 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, except as of record.

And we, Peter J. Lunati and wife, Barbara Faye Lunati do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said DAVID N. CROWDER and wife, THERESA CROWDER, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 23th day of February, 19 77

Peter J. Lunati
PETER J. LUNATI

Barbara Faye Lunati
BARBARA FAYE LUNATI

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 Peter J. Lunati and wife, Barbara Faye Lunati

the 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 February, 19 77.

Maxine Duff, Notary Public

MAXINE DUFF NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires August 26, 1980

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FEB 24 77 CONV 34,103.30
FEB 24 77 S'TAX B* 88.66
FEB 24 77 PR'FEE B* 50
FEB 24 77 W'DEED B* 4.00 * 93.16

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 .....