WARRANTY DEED

BOOK 5137 PAGE 167

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Phillip V. Crihfield et ux (NAME)	1st Federal Sav. & Loan Assoc. (NAME)	Map 130-2
106 Windsor Drive (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue, North (STREET ADDRESS)	Par. 40
Nashville, TN (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37201 (CITY) (ZONE) (STATE)	7D-30050

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) *Dollars,*

cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged and the agreement of the grantees herein to assume the balance due and owing on a note payable to First Federal Savings & Loan Association which note is secured by a deed of trust of record in Book 4343, page 169, Register's Office for Davidson County, Tennessee.

Francis M. Wentworth, Jr. and wife, Wendall L. Wentworth, Grantors

have this day bargained and sold, and do hereby transfer and convey unto the said Phillip V. Crihfield and wife, Sherry Crihfield, Grantees, their

certain real estate in Davidson *County, Tennessee, as follows:* *(successors), heirs and assigns,*

BEING Lot No. 3 on the Map of Bransford Realty Company's Subdivision, as of record in Book 421, page 156.

SAID Lot No. 3 fronts 110.4 feet on the northerly side of Windsor Drive and extends back 200 feet on the westerly line and 211 feet more or less on the easterly line, which is a broken line, to a dead line in the rear on which it measures 30 feet.

BEING the same property conveyed to Francis M. Wentworth, Jr. and wife, Wendall L. Wentworth by deed from Henry C. Dye and wife, Margaret R. Dye of record in Book 4504, page 812, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictions, easements and setback lines applicable to said property and to taxes for 1977 which have been prorated and assumed by Grantees.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $47,000.00

Affiant

Subscribed and sworn to before me, this the 15th day of April 19 77

My commission expires: 8-3-80 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 106 Windsor Drive (House Number) (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Phillip V. Crihfield and wife, Sherry Crihfield, 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.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Phillip V. Crihfield and wife, Sherry Crihfield, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 15th *day of* April, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Francis M Wentworth Jr.
FRANCIS M. WENTWORTH, JR.

Wendall L Wentworth
WENDALL L. WENTWORTH

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Fred E. Cowden Jr. *, a Notary Public in and for said County and State,* Francis M. Wentworth, Jr., and wife, Wendall L. Wentworth

the within named 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* 15th *day of* April *, 19* 77.

Fred E. Cowden *Notary Public*

Commission expires 8-3-80

STATE OF TENNESSEE }
COUNTY OF }

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 .....

THIS INSTRUMENT WAS PREPARED BY: Joe Saperstein
Suite 303
4515 Harding Road
Nashville, Tennessee 37205

D 99236

IDENTIF. REFERENCE

APR 18 2 13 PM '77

REGISTER
FEE
DAVIDSON COUNTY, TENN.

APR 18 77	CONV	47,000.00			
APR 18 77	S'TAX		B*	122.20	
APR 18 77	PR'FEE		B*	.50	
APR 18 77	DEED		B*	4.00	* 126.70

WARRANTY DEED

FROM

FRANCIS M. WENTWORTH, JR.
and wife,
WENDALL L. WENTWORTH

TO

PHILLIP V. CRIFFIELD
and wife,
SHERRY CRIFFIELD

TITLE INSURED BY POLICY NUMBER:

43-013-5061F

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

Tennessee Agent of

LSLIFE TITLE INSURANCE
Company of New York