This Instrument Prepared By:
DAVID B. HERBERT
Ormie, Kelley, Herbert & Crawford
2nd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5163 PAGE 398

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
50-14-170	Edward Crawford Emma Crawford Dorothy A. Crawford	Mortgage Corporation of the South 2119 Sixth Avenue, North Birmingham, AL 35202
FIELD BOOK NUMBER(S) 12D-3175	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 3210 Leswood Lane	LOAN OR ACCOUNT NO. 5572 PROPERTY IS XX IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

James A. Luna and wife, Carolyn G. Luna

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Edward Crawford and wife, Emma Crawford, and Dorothy A. Crawford

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 310 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 310 fronts 80 feet on the easterly side of Leswood Lane and extends back 133.2 feet on the northerly line and 126.2 feet on the southerly line to a dead line measuring 92.55 feet thereon.

Being the same property conveyed to James A. Luna and wife, Carolyn G. Luna by deed from Thomas H. Allen and wife, Mary B. Allen of record in Book 4591, page 304, Register's Office for Davidson County, Tennessee.

This conveyance is being made subject to restrictions filed for record in Book 3249, page 345, as amended in Book 3616, page 269, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except taxes for the current year which have been prorated and assumed by Grantee herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 20th day of June, 1977.

James A. Luna

Carolyn G. Luna

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5163 PAGE 399

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named James A. Luna and wife, Carolyn G. Luna 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, the 20th day of June, 19 77.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $ 33,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 19 77

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL) Notary Public

Douglas A. Brace

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY

E 10931

IDENTIFICATION REFERENCE

JUN 24 10 12 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

JAMES A. LUNA AND WIFE,

CAROLYN G. LUNA

TO

EDWARD CRAWFORD AND WIFE,
EMMA CRAWFORD
AND DOROTHY A. CRAWFORD.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

Please Return to:
DAVID B. HERBERT
23rd Floor, L & C Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JUN 24 77 CONV 33,300.00
JUN 24 77 STAX .50
REGISTER * 91.09

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public