FORM NO. WD-1

BOOK 5244 PAGE 795

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF January, 19 78

Notary Public

MY COMMISSION EXPIRES: 8-11-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walter S. Clark, Jr., 415 Stahlman Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin S. Mitchell (NAME)	U. S. Dept. of H.U.D. (NAME)	Map 83-1
1002 Granada Ave. (STREET ADDRESS OR ROUTE NUMBER)	Mortgage Servicing Branch 3164 451 7th St., S.W. (STREET ADDRESS)	Parcel 190
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Washington, D.C. 20410 (CITY) (STATE) (ZIP)	

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, Anna Crafton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin S. Mitchell

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. 1 on the Plan of Granada Place, of record in Book 3106, page 34, Register's Office for said County.

Said Lot No. 1 fronts 60.0 feet on the southerly margin and extends back between parallel lines 100.0 feet to a dead line.

Being the same property conveyed to Anna Crafton by deed from John W. Crafton, etux, Anna , of record in Book 5235, page 22 , Register's Office for Davidson County, Tennessee.

Being subject to a first mortgage in favor of National Mortgage Company of record in Book 4483, page 90, Register's Office for Davidson County, Tennessee, and also subject to a second mortgage in favor of Commerce Union Bank, of record in Book 4864, Page 458, said Register's Office.

JAN 1978	CONV	15,500.00				
JAN 1978	S'TAX		B*	40.30		
JAN 1978	PR'FEE		B*	.50		
JAN 1978	W'DEED		B*	4.00	*	44.80

unimproved ( )
This is improved (X) property, known as 1002 Granada Avenue, Nashville, TN 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 hand this 18th day of January, 1978

X Anna L. Crafton

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STATE OF TENNESSEE
Davidson County

State of TEXAS
County of Potter

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Anna L. Crafton

the Bargainor, with whom I am personally acquainted, and who acknowledged that she 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
Davidson 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 purposes 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

WARRANTY DEED

FROM

Anna Crafton

TO

Benjamin S. Mitchell

E 46815.

IDENTIF. REFERENCE

JAN 19 1 42 PM '78

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.