# WARRANTY DEED

BOOK 5245 PAGE 609

FROM

| | |
|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | RONALD O. CROUCH and wife, BETTY F. CROUCH<br>LINDELL R. GREER, unmarried<br>509 Holt Vallry Road<br>Nashville, Tennessee 37221 |
| SEND TAX BILLS TO: | MORTGAGE CORPORATION OF THE SOUTH<br>2119 Sixth Avenue North<br>Birmingham, Alabama 35202 |
| PREPARED BY: | CLYDE PAUL HOLLAND, ATTORNEY<br>2016 Parkway Towers<br>Nashville, Tennessee 37219 |
| | MAP-PARCEL NOS:<br>128-11-35 |

E 47235

IDENTIF. REFERENCE

JAN 24 10 41 AM '78

FEE

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of January, 1978

Thomas D. Gupton
NOTARY PUBLIC

DATE

My 12, 1980
COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ---------- TEN DOLLARS ----------

---------- ($10.00) ---------- DOLLARS

Cash in hand paid by Lindell R. Greer, unmarried, and other good and valuable considerations, receipt of which is hereby acknowledged.

| | | | | |
|---|---|---|---|---|
| JAN 24 80 | CONV | 42,000.00 | | |
| JAN 24 80 | S'TAX | | B* 109.20 | |
| JAN 24 80 | PR'FEE | | B* .50 | |
| JAN 24 80 | W'DEED | | B* 4.00 | * 113.70 |

RONALD O. CROUCH and wife, BETTY F. CROUCH,
GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

LINDELL R. GREER, unmarried, GRANTEE

HIS

their (his, her, its) heirs, successors 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. 7 on the Plan of Holt Meadows, of record in Book 4300, page 174, Register's Office for said County.

SAID Lot No. 7 fronts 75 feet on the southerly side of Holt Valley Road and extends back 144.17 feet on the westerly line and 147.22 feet on the easterly line to a dead line in the rear measuring 82.09 feet thereon.

BEING the same property conveyed to Roandl O. Crouch and wife, Betty F. Crouch by deed from Mark F. Shaw and wife, Dorothy O. Shaw, of record in Book 4867, page 323, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to the following: (1) Restrictive covenants contained in instrument of record in Book 4767, page 930, said Register's Office; (2) an owner's certificate contained in the Plan of record in Book 4300, page 175, said Register's Office, showing a 30 foot minimum building setback line from Holt Valley Road and a 10 foot easement for public utility and drainage purposes along the rear line of said Lot; (3) A 2.5 x 25 foot utility anchor easement located on the northeast front corner of said lot.

unimproved ( )
This is improved (X) property, known as 509 Holt Valley Road, Nashville, Tennessee, 37221
Number Street City State 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 GRANTEE HIS heirs, successors and assigns, forever.

AND WE do covenant with the said GRANTEE 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 of record.

AND WE, GRANTORS do(es) further covenant and bind OURSELVES, OUR heirs and representatives, to WARRANT and forever defend the title to the said land to the said GRANTEE HIS heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 19th day of JANUARY, 19 78

Ronald O. Crouch
RONALD O. CROUCH

Betty F. Crouch
BETTY F. CROUCH

{STATE OF TENNESSEE; COUNTY OF DAVIDSON} (Individual Acknowledgment)

Personally appeared before me, the undersigned, a Notery Public in and for said County and State, the within named RONALD O. CROUCH and wife, BETTY F. CROUCH

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, TENNESSEE
City State

this 19 day of JANUARY 19 78

NOV 12, 1980
Commission Expires

Thomas D. Stapleton
Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires Notary Public

(AFFIX SEAL)