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WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES MINCHEY	SAME	53- 8
(NAME:)	(NAME:)	Par 39 Is
120 Mallard Drive	(STREET ADDRESS)	& 38
(STREET ADDRESS OR ROUTE NUMBER)		
Hendersonville, Tn 37075		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ---------- ($10.00) *DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations,

FEB28'78	CONV	30,500.00			
FEB28'78	S'TAX		B*	79.30	
FEB28'78	PR'FEE		B*	.50	
FEB28'78	W'DEED		B*	6.00	* 85.80

We, BILL LEWIS CRUSENBERRY and wife, PEGGY G. CRUSENBERRY, hereinafter called the GRANTORS,

have bargained and sold, and by these presents do transfer and convey unto the said CHARLES MINCHEY, hereinafter called the GRANTEE

his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Four tracts or parcels of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1: Being part of Lot No. 5, Block 2, Dabbs and Elliott Subdivision, Old Hickory, Tennessee, as shown on a plan of record in Book 547, page 97, Register's Office for said County.

Said part of Lot No. 5 fronts 50 feet on the southerly side of Elliott Avenue and runs back between parallel lines, 60 feet to a dead line and measures 50 feet thereon.

TRACT NO. 2: Being the westerly 25 feet of the northerly 60.4 feet of Lot No. 6, Block 2, Dabbs and Elliott Subdivision, Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office for said County.

Said part of said lot fronts 25 feet on the southerly side of Elliott Street and extends back between parallel lines and along the line between lots 5 and 6, 60.4 feet to a dead line on which it measures 25 feet.

TRACT NO. 3: Being the easterly 60 feet of Lot No. 4, Block 2, of the Dabbs & Elliott Subdivision, as shown on a map recorded in Book 546, page 97, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value whichever is greater, for this transfer is $30,500.00

Subscribed and sworn to before me, this the 27th day of February, 1978

Affiant

My commission expires: May 19, 1979 (Affix Seal)

Notary Public

Said part of said lot fronts 44 feet on the west side of Elliott Avenue and runs back between parallel lines 60 feet to a dead line in the rear.

TRACT NO. 4: Land in Davidson County, Tennessee, being a part of Lot No. 6, Block 2, Dabbs and Elliott Subdivision and more particularly described, to-wit:

BEGINNING at the point of intersection of 24th Street and Elliott Street, being the northeast corner of this tract, also the northeast corner of a building lying on this tract; thence south 40 degrees 45 minutes west 60.4 feet; thence north 49 degrees 14 minutes west 25.38 feet (this line being the north space of a building owned by Cain; thence north 40 degrees 45 minutes east 60.4 feet with the east line of Lyell's Property to a point in the right of way line of Elliott Street being .38 feet northwest of a corner of a building sitting on herein described property; thence south 49 degrees 14 minutes east 25.38 feet to the point of beginning, and being a part of the Dabbs and Elliott Subdivision as of record in Plat Book 547, page 97, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bill Lewis Crusenberry and wife, Peggy G. Crusenberry, by deeds from Buchi Mechanical Company, Inc., of record in Book _____, page _____, and Book _____, page _____; and by deed from Byrd Cain, Jr., Walter S. Cain and Margaret C. Cole, of record in Book _____, page _____; all in said Register's Office.

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

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 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.*

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.*

Witness our *hand*s *this* 27th *day of* February, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bill Lewis Crusenberry

Peggy G. Crusenberry

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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 Bill Lewis Crusenberry and wife, Peggy G. Crusenberry

the bargainor, 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 Madison, Tennessee, this 27th day of February, 1978.

Jm R Ennis, Notary Public.

Commission Expires May 19, 1979.

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, 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 day of , 19 .

, Notary Public.

Commission Expires .

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
FEB 28 1 56 PM '78
IDENTIFICATION REFERENCE

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 .