WARRANTY DEED

BOOK 5278 PAGE 921

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James Arthur Buckner, Jr.	Allstate Enterprises Mortgage Corp.	4D-1355
(NAME)	(NAME)	
7001 Cortez Court	525 North Cabrillo Park Dr., #200	86-2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tn. 37076	Santa Ana, California 92701	95
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

I, Susie Allen Crotzer, single

have this day bargained and sold, and do hereby transfer and convey unto the said

James Arthur Buckner, Jr.

his ~~(XXXXs)~~, *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Dodson Heights, as of record in Book 2900, page 113, Register's Office for Davidson County, Tennessee.

Beginning at a concrete monument in the southeasterly margin of Panama Drive at the beginning of a curve having a radius of 500 feet; thence with said curve northeasterly 64.5 feet to a point the common front corners of Lots Nos. 43 and 44; thence with the line between said lots southeasterly 107.9 feet to a concrete monument the common rear corner of Lots Nos. 42, 43 and 44; thence with the line between Lots Nos. 42 and 43, southwestwardly 93.6 feet to a point in the northeasterly margin of Cortez Court; thence with said margin of said Court northwestwardly 105.0 feet to a concrete monument at the beginning of a curve having a radius of 25 feet thence around said curve northeastwardly 36.32 feet to the point of beginning.

Being the same property conveyed to Dean Crotzer and wife, Susie Allen Crotzer by deed from S & F, Inc., a Tennessee Corporation of record in Book 3253, page 343, Register's Office for Davidson County, Tennessee, and is vested solely in Susie Allen Crotzer by final decree of Fourth Circuit Court, #63762 and recorded in Book 4607, page 217, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 31,700.00

Subscribed and sworn to before me, this the 26th day of April, 19 78

Affiant

My commission expires: 1-29-79 (Affix Seal)

Notary Public

This is ( ) unimproved (X) improved property, known as 7001 Cortez Court, Hermitage, Tn. 37076
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

James Arthur Buckner, Jr., his

~~(executors)~~, *heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said*

James Arthur Buckner, Jr., his

~~(executors)~~, *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 26th *day of* April, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

SUSIE ALLEN CROTZER AND SUSIE MARIE CROTZER IS ONE IN THE SAME PERSON.

Susie Marie Crotzer

This Instrument Was Prepared By

Phillip Sandon (gd)

Of The Law Firm Pedigo & Sandon

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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the undersigned

Personally appeared before me ....., *a Notary Public in and for said County and State,* Susie Allen Crotzer

the within named 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 Nashville, *this* 26th *day of* April, *19* 78

Eudine Moore
Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Commission expires 1-29-79

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.....

WARRANTY DEED

FROM

SUSIE ALLEN CROTZER

TO

JAMES ARTHUR BUCKNER, JR.

E 6 2 4 1 1

IDENTIF. REFERENCE

APR 28 10 31 AM '78

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TENN.

APR28 78	CONV	31,700.00			
APR28 78 S'TAX			B*	82.42	
APR28 78 PR'FEE			B*	.50	
APR28 78	W'DEED		B*	4.00	* 86.92

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NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON
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211 [illegible]
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[illegible], Tennessee 37217