THIS INSTRUMENT WAS PREPARED BY AVON N. WILLIAMS, JR., ATTORNEY AT LAW, 1414 PARKWAY TOWERS, NASHVILLE, TN. 37219.

BOOK 5311 PAGE 627

WARRANTY DEED

Mail File 1

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Luberta C. Russell, et al (NAME)	Community Federal Savings & Loan Assn. (NAME)	70-39
2302 Buena Vista Pike (STREET ADDRESS OR ROUTE NUMBER)	2701 Jefferson Street (STREET ADDRESS)	135
Nashville, Tn. 37207 (CITY) (P. O. ZONE) (STATE)	Nashville, Tn. 37208 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)---------- *Dollars,*
cash in hand paid by Luberta C. Russell and daughter, Rita J. Russell, as tenants in common hereinafter referred to as the GRANTEES, and other good and valuable considerations, receip of which is hereby acknowledged, I, Lloyd L. Crockett, a single man, hereinafter referred to as the GRANTOR,

have this day bargained and sold, and do hereby transfer and convey unto the said
Luberta C. Russell and daughter, Rita J. Russell, as tenants in common, their
(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 1 on the Plan of Knight Subdivision, as of record in Book 4350, page 34, Register's Office for said County, and described as follows:
BEGINNING at a monument in the southerly margin of Buena Vista Pike, as dedicated for widening, being in Tom Resha's northeasterly line; thence with the margin of Buena Vista Pike, as widened, northeasterly 168.54 feet to a monument at the beginning of a curve; thence around said curve, northeasterly 39.42 feet to a point in the southeasterly margin of Kirk Avenue, as widened; thence with the same, southeasterly 174.61 feet to the common corner of Lots 1 and 2 on said plan; thence with the line between said lots, southwesterly 174.36 feet to a point in the said Tom Resha's northeasterly line; thence with the same, northwesterly 199.56 feet to the point of beginning.
Being the same property conveyed to Lloyd L. Crockett and wife, Louella Crockett by deed from Adolph Bennett, Jr., of record in Book 5138, page 153, Register's Office for Davidson County, Tennessee. The said Louella Crockett having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 22,000.00
Subscribed and sworn to before me, this the 14th day of July 19 78
Affiant Elyse S. Williams
My commission expires: 8-30-78 (Affix Seal)
C. C. Walker * NOTARY PUBLIC * DAVIDSON
Notary Public

This is improved ( ) unimproved (X) property, known as 2302 Buena Vista Pike, Nashville, Tn. 37207
(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
Luberta C. Russell and daughter, Rita J. Russell, as tenants in common, their
(successors),
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* Luberta C. Russell and daughter, Rita J. Russell, as tenants in common, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 14th *day of* July, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Louella Crockett
Lloyd L. Crockett

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, A C Walker, *a Notary Public in and for said County and State,* Lloyd L. Crockett, a single man,

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee this* 14th *day of* July, *1978*

A C Walker *Notary Public*

Commission expires 8-30-78

A. C. WALKER NOTARY PUBLIC DAVIDSON COUNTY TENN.

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 .....

JUL 17 78	CONV	22,000.00				
JUL 17 78	S'TAX		B*	57.20		
JUL 17 78	PR'FEE		B*	.50		
JUL 17 78	W'DEED		B*	4.00	*	61.70

WARRANTY DEED

FROM

LLOYD L. CROCKETT, a single man,

TO

LUBERTA C. RUSSELL, ET AL

E 7.6 9.1 8

IDENTIF. REFERENCE

JUL 17 9 38 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238