THIS INSTRUMENT PREPARED BY LUTHER E. CANTRELL, JR., ATTORNEY, 1128 J. C. BRADFORD BUILDING, NASHVILLE, TENNESSEE 37219. mail

BOOK 5332 PAGE 535

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr. & Mrs. Carnell Cripps, Jr. 110 Dorris Avenue Goodlettsville, Tennessee	First Federal Savings Union at Fourth Nashville, Tennessee 37219	MAP 18-16 PAR 30

AUG 31 MISC D E E D B* 4.00 * 4.00

For and in consideration of the sum of Ten Dollars, and other good and valuable considerations, I, Carnell Cripps, Jr., hereinafter referred to as the Grantor with the expressed intentions of setting up an estate by the entireties as provided in TCA 64-109, hereby bargain and sell and by these presents do transfer and convey unto Carnell Cripps, Jr. and wife, Peggie Ann Cripps, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 10th Civil District of Davidson County, Tennessee, being part of Lots Nos. 3 and 4 on the Map of the Callie Utley Lands, not of record and being described as follows:

Beginning at a point in the south margin of Hillcrest Drive as dedicated by the instrument of record in Book 2280, Page 521, Register's Office for said County, said point being 320 feet west from the centerline of the Old Nashville and Springfield Pike and also being the northwest corner of the property conveyed to Alfred R. Goguen and wife, by deed from S. C. Dorris, Jr. and wife, of record in Book 2304, page 538, said Register's Office; thence along his west line south 18° 30' east to a point at his southwest corner; thence south 81-1/4° west 62 feet to the southeast corner of the property conveyed to Lakewood Water Company, by deed of record in Book 881, page 37, said Register's Office; thence along their east line, north 17-1/2° west 50 feet; their northeast corner; thence along their north line south 74° west 11 feet to a point in their north line; thence north 17-1/2° west 110 feet to a point in the south margin of Hillcrest Drive; thence along said Drive, north 81° 30' east 73 feet to the point of beginning. Being the same property conveyed to James T. McMillen and William Kenneth Jacobs by deed from Carl Wayne Jacobs and wife, as of record in Book 4179, page 588, said Register's Office. This conveyance is subject to easements applicable to said property and to taxes for 1969 which have been prorated and assumed by the Grantees.

This being the same property divesting Anita Joyce Cripps of any rights, title and interest in said property, investing same in Carnell Cripps, Jr., by an Order of

the Fourth Circuit Court of Davidson County, Tennessee, same being entered on May 12, 1971, in Minute Book 70C, Page 870.

This is improved property, known as 110 Dorris Avenue, Goodlettsville, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the the said Grantees, their heirs and assigns forever. And I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 my hand this 31st day of August, 1978.

Carnell Cripps Jr.
CARNELL CRIPPS, JR.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Luther E. Cantrell, Jr., a Notary Public in and for said County and State, the within named bargainor, Carnell Cripps, Jr., and who I am personally acquainted, and who acknowledged that he executed the within instrument for the expressed purposes of creating a tenancy by the entirety as provided by Tennessee Code Annotated.

WITNESS my hand and official seal at Nashville, Tennessee this 31st day of August, 1978.

NOTARY PUBLIC

My Commission Expires: 1-28-80

AUG 31 3 18 PM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

E 8 6 3 1 1

This instrument was prepared and filed for record for the expressed purposes of creating a tenancy by the entirety as provided by Tennessee Code Annotated 64-109.

Carnell Cripps Jr.
CARNELL CRIPPS, JR.