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WARRANTY DEED car

BOOK 5391 PAGE 962

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward T. Herbert,	Security Federal S & L Assoc.	104-6
Trustee (NAME)	(NAME)	56
109 Fairfax Ave.	4235 Hillsboro Road	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tn. 37203	Nashville, Tennessee 37215	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James Alvin Crossman and wife, Mary B. Crossman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward T. Herbert, Trustee with full power to convey, mortgage, or otherwise encumber without the joinder of any beneficiary

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 31 on the Map of the Bransford Realty Company's Re-Subdivision of Lots Nos. 22 to 30, inclusive in Richland Annex, as of record in Book 332, page 156, Register's Office for said County, described according to a survey made by Hickerson & Smith Engineering Company, Oct. 16, 1965, as follows:

Beginning at the southwest corner of Fairfax Avenue and Murphy Road, being the northeast corner of said Lot No. 31; thence with the westerly margin of said Avenue, South 1 degree 20' west 60 feet to the corner of Lots 31 and 30; South 87 degrees 00' west 179 feet with the line between said two lots to the easterly margin of an alley; thence with said alley, North 6 degrees 00' west 86.5 feet to the southerly margin of Murphy Road; thence with the southerly margin of said Road, South 85 degrees 00' East 190 feet to the beginning.

Being the same property conveyed to James Alvin Crossman and wife, Mary B. Crossman, by deed from Gail Pigg, Trustee with full power to sell or convey without joinder of any beneficiary, and Jack Williams, sole beneficiary of said unwritten trust agreement, of record in Book 4910, page 269, Register's Office for said County.

It is understood and agreed between the parties hereto that Grantee will assume the indebtedness secured by a Deed of Trust, of record in Book 4921, page 521, said Register's Office, said indebtedness being payable to Security Federal Savings & Loan Association.

The above property is subject to 1979 Metropolitan Government taxes, which have been prorated, easements or restrictions of record in the Register's Office for Davidson County, Tennessee, and a deed of trust of record in Book 5293, page 25, said Register's Office.

unimproved ( )
This is improved (X) property, known as 3431 Murphy Road, Nashville, Tennessee 37203
(House Number) (Street) (P. O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs successors, assigns 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31st day of January, 1979

James Alvin Crossman

James Alvin Crossman

Mary B. Crossman

Mary B. Crossman

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Juliana A. Carter, a Notary Public in and for said County and State, the within named James Alvin Crossman and wife, Mary B. Crossman, the bargainors 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 Nashville, Tennessee, this 1st day of January, 1979

Commission Expires: Oct. 18, 1981

Juliana A. Carter
Notary Public

STATE OF)

COUNTY OF)

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he, they) as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such , and attesting the same by the said as such .

WITNESS my hand and official seal at office at on this day of , 19 .

My Commission Expires:

Notary Public

WARRANTY DEED

FROM
James Alvin Crossman and wife,

Mary B. Crossman
TO

Edward T. Herbert, Trustee with full power to convey, mortgage, or otherwise encumber without the joinder of any beneficiary

F. 1 2 5 9 5

IDENTIF. REFERENCE

FEB 2 1 42 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $94,000.00

Edward T. Herbert, Trustee

Subscribed and sworn to before me this 31st day of January, 1979

My Commission Expires: Oct. 18, 1981

Juliana A. Carter
Notary Public