This instrument Prepared by:
DAVID H. HERBERT
Office, Kelley, Herbert & Crawford
2nd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5458 PAGE 380

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-8-92	Mr/Mrs Simon Rooks	L.I.C. 12th & Colorado, P.O.Box 40 Austin, Texas 78767
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 401233
12W-6942	1017-42nd Avenue North	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the Grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated November 3, 1978, in the original principal sum of $38,000.00, payable to Dobson and Johnson, Inc. (now L.I.C.), in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Donald R. McCrumbly and wife, Susan S. McCrumbly, to Albert Wm. Johnson, Trustee, of record in Book 5362, page 384.

DONALD R. McCRUMBLY and wife, SUSAN S. McCRUMBLY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto SIMON ROOKS and wife, THERMA B. ROOKS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 74 and Lot No. 75 on the Map of L. H. Davis' Subdivision of Lot No. 41 in the Clifton Plan, as of record in Book 57, page 100, Register's Office for said County.

Said part of said Lot No. 74 and said Lot No. 75 front together 75 feet on the westerly side of 42nd Avenue, North, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Donald R. McCrumbly and wife, Susan S. McCrumbly, by deed from Frank Battle and wife, Ethel H. Battle, of record in Book 5362, page 382, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above and 1979 taxes which Grantees assume and agree to pay.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 28 day of June, 19 79

x Donald R. McCrumbly
Donald R. McCrumbly

x Susan S. McCrumbly
Susan S. McCrumbly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Donald R. McCrumbly and wife, Susan S. McCrumbly

the bargainor(s), 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, the 28th day of June, 19 79.

My commission expires: 7-18-82

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,563.55

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 1979

MY COMMISSION EXPIRES: 7-18-82 (AFFIX SEAL)

Notary Public

F-37643

IDENTIF. REFERENCE

JUN 29 2 51 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Donald R. McCrumbly and wife,
Susan S. McCrumbly

TO

Simon Rooks and wife,
Therma B. Rooks

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			44563.56- CO	
			115.56 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK 120.46-	
3338A06/29/79			BAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 3 7 6 4 3

IDENTIF. REFERENCE

JUN 29 2 51 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 694159