6787 07/17 103.74- CHECK

BOOK 5465 PAGE 980

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,385.67

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF JULY 1979

Notary Public

MY COMMISSION EXPIRES: 4-17-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DON CROUCH, et ux (NAME)	FIRST FEDERAL SAVINGS AND LOAN (NAME)	10D-5785
400 Kuesut Rd (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth Avenue (STREET ADDRESS)	17-0 -119
Antioch Tenn (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, ALBERT H. JOHNSON and wife, BETTY J. JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DON CROUCH and wife, LYNN CROUCH

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 the 10th Civil District, described as follows:

TRACT I: BEGINNING at a large stone in the bend of a dry branch on the South side of Lower Walker's Creek Road, at the Southwest corner of Mrs. Harris' property; running thence N. 44° W. 144 feet to an elm tree; thence S. 31-1/2° W. 113 feet to a hub; thence running S. 87° E. 156 feet to the point of beginning, containing .18 of an acre according to a survey made by A. D. Andrews on July 20, 1957.

TRACT II: BEGINNING at a hub on the South side of Lower Walker's Creek Road; running thence N. 31-1/2° E. 8 feet to a point; thence N. 37-1/2° W. 82 feet to a spike in the center of Lower Walker's Creek Road; thence N. 34° E. .06 feet to a spike in said road; thence S. 38° E. 93 feet to an elm tree; thence S. 31-1/2° W. 113 feet to the point of beginning.

BEING the same property conveyed to Albert H. Johnson and wife, Betty J. Johnson by deed from Barney Lee Overton, Jr., and wife, Wylma J. Overton, of record in Book 5340, page 244, Register's Office for Davidson County, Tennessee.

T IS understood and agreed that part of the consideration for the transfer of this property s the agreement of the Grantees to assume the unpaid balance of a note secured by a first ortgage Deed of Trust to First Federal Savings and Loan of Nashville, of record in Book 5340, age 246, Register's Office for Davidson County, Tennessee, and also that the escrow account in onnection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is improved (XX) unimproved ( ) property, known as Lower Walker's Creek Road, Goodlettsville, Tennessee 37072
(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 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 16th day of July, 19 79

Albert H. Johnson
ALBERT H. JOHNSON

Betty J. Johnson
BETTY J. JOHNSON

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ALBERT H. JOHNSON, et ux BETTY J. JOHNSON

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 16th day of JULY 1979

Commission expires 4-17-83

Notary Public

STATE OF TENNESSEE
Davidson County

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 purposes 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 the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

ALBERT H. JOHNSON, et ux

BETTY J. JOHNSON

TO

DON CROUCH, et ux

LYNN CROUCH

PLEASE FILE BOX "7"

F 40360

IDENTIF. REFERENCE

JUL 17 8 56 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5465 PAGE 982

FOR _____

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
			37365.67- CO	
			97.24 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 103.74-	
			6787A07/17/79 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 40360

IDENTIF. REFERENCE

JUL 17 8 56 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 697505