This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5534 PAGE 963

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ben Close and Don Harris c/o Allied Realty	Churchill Mortgage Corporation	91-13-116
(NAME) Suite 618-Stalman Building	(NAME) 5775 C Peachtree Dunwoody Rd	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37209	Repeb 300 (STREET ADDRESS) Atlanta, Georgia 30342	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Ben Close and Don Harris and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Ben Close and Don Harris have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $19,000.00, secured by deed of trust of record in Book 4992, page 768, Register's Office for Davidson County, Tennessee,

We, Joe Robin Crocker and Martha F. Crocker

have this day bargained and sold, and do hereby transfer and convey unto the said Ben Close and Don Harris

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the northerly 50 feet of the southerly 200.0 feet of Lots Nos. 174, 175 and 176 on the Plan of West Nashville Heights of record in Book 332, page 127, said Register's Office.
Said part of Lots Nos. 174, 175 and 176 front 50.0 feet on the easterly side of Stevenson Avenue and run back between parallel lines which measures 151.7 feet to the rear line which measures 50.0 feet.

Being the same property conveyed to Joe Robin Crocker and wife, Martha F. Crocker by deed from H. C. Williams and wife, Frances Sanders Williams of record in Book 4992, page 766, said Register's Office, the said Joe Robin Crocker and Martha F. Crocker having since divorced.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 19,000.00

Subscribed and sworn to before me, this the 21st day of November 19 79

Affiant

My commission expires: May 21, 1980
(Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 522 Stevenson Avenue, Nashville, Tennessee 37209
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 21st *day of* November, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joe Robin Crocker

Martha F. Crocker

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, John R. Parker, *a Notary Public in and for said County and State,* Joe Robin Crocker and Martha F. Crocker

the within named 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* 21st *day of* November, *19*79

John R. Parker *Notary Public*

Commission expires May 27, 1980

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 .....

7502

WARRANTY DEED

FROM
Joe Robin Crocker and Martha F. Crocker

TO
Ben Close and Don Harris

F 6 4 8 1 6

IDENTIF. REFERENCE

Nov 26 10 59 AM '79

PETE K. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

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

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			21[illegible] CO	
			54.60 CO TX	
			.50 PRFEE	
			6.00 MTGE	
			CHECK	61.10-

7502A11/26/75 REL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

FEE PAID
NOV 26 10 59 AM '75
REGISTER'S OFFICE
REGISTER OF DEEDS
DAVIDSON COUNTY, TENN.

FG 4816

No. 727330