FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,300.00

James A. Carney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF ~~January~~ Feb 19 81.

C. Brookins
~~Notary Public~~

~~MY COMMISSION EXPIRES~~: Sept 8 '84
~~(AFFIX SEAL)~~

THIS INSTRUMENT WAS PREPARED BY
James A. Carney, Attorney 529 Stahlman Building Nashville, Tenn.37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernestine Crutcher (NAME)	Same (NAME)	71-15
1229 Lischey Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	472
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	20W 26585

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, John E. Sales

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ernestine Crutcher, for her separate use and benefit free from the claims of any present or future husbands.

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. 23 on the Plan of the Richardson Addition, Block "B", of record in Book 161, page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 50 feet on the easterly margin of Lischey Avenue and extends back 156.6 feet more or less on the southerly line and 156.6 feet more or less on the northerly line to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to John E. Sales by deed from Donald W. Pratt and wife, Judith Ann Pratt, as of record in Book 5381, page 545, Register's Office for Davidson County, Tennessee.

Grantee shall be responsible for payment of her own realty taxes and insurance premiums when they fall due and no escrow funds are being collected from her for this purpose.

Buyer assumes and agrees to pay the balance due on a first mortgage Vendors Lien note secured by an installment deed of record in Book 5381, page 545, Register's Office for Davidson County, Tennessee. The Vendors Lien note being payable to Donald W. Pratt and wife, Judith Ann Pratt, bearing interest at the rate of 9½% per annum, payable in monthly installments of $190.00 each, falling due on the 1st day of each month, and continuing in a like sum until fully paid.

This is unimproved ( ) improved (X) property, known as 1229 (House Number) Lischey Avenue (Street) Nashville, Tenn 37207 (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 my hand this 27th day of January, 19 81

Mary Lillie Sales
Mary Lillie Sales

John E. Sales
John E. Sales

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John E. Sales, Mary Lillie Sales and

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 27th day of January 19 81.

Commission expires 1-31-81

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
John E. Sales

TO
Ernestine Crutcher

G. 2.8.6.0.4

RUSH

IDENTIF. REFERENCE

FEB 6 3 08 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

8879 02/06 93.05- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

33300.00- CO
86.58 CO TX
.50 PRFEE
6.00 WDEED
CHECK 93.08-
8879A02/06/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G28604

T
IDENTIF. REFERENCE

FEB 6 3 08 PM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 805812