9653 07/31 97.50- CHECK

WARRANTY DEED

BOOK 5776 PAGE 769

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF July, 81.

Notary Public

MY COMMISSION EXPIRES: 10-21-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN E. CROWDER, III (NAME)	SAME (NAME)	84-16
2865 Lyncrest Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	165
Nashville, TN 37214 (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, LADEVA B. ALLEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN E. CROWDER, III AND WIFE, KAREN R. CROWDER

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 THIRD, FORMERLY THE SECOND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY SIXTY FEET OF LOT NO.22 ON THE MAP OF DONELSON HEIGHTS SUBDIVISION OF DAVIDSON COUNTY, TENNESSEE, NOT OF RECORD, AND DESCRIBED ACCORDING TO A BLUE PRINT OF SAID MAP MADE JULY 9, 1921, BY EARL DRAKE.

SAID SOUTHERLY SIXTY FEET OF SAID LOT NO. 22 FRONTS 60 FEET ON THE EASTERLY SIDE OF A 30 FOOT AVENUE (SHADY GROVE ROAD) AND RUNS BACK 200 FEET, MORE OR LESS, ON THE SOUTH LINE AND 175 FEET, MORE OR LESS, ON THE NORTHEASTERLY LINE WITH THE SOUTHERLY LINE OF THE TENNESSEE CENTRAL RAILROAD FENCE, TO THE WEST LINE OF LOT NO. 23, AND MEASURES 65 FEET ON SAID LINE.

BEING THE SAME PROPERTY CONVEYED TO LADEVA B. ALLEN AND J. GARY ALLEN BY DEED FROM LILLIAN EDNA DEMONBREUM, AS OF RECORD IN BOOK 4802, PAGE 335 AND TO LADEVA B. ALLEN BY QUITCLAIM DEED FROM J. GARY ALLEN, AS OF RECORD IN BOOK 5047, PAGE 334, SAID REGISTER'S OFFICE.

This is unimproved ( ) improved (X) property, known as 205 SHADY GROVE ROAD, NASHVILLE, TENNESSEE 37214
(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 MY hand this 30th day of JULY, 1981

X Ladeva B. Allen
LADEVA B. ALLEN

BOOK 5776 PAGE 770

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named LADEVA B. ALLEN

the bargainor S, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this 30 day of JULY, 1981

Commission Expires 10-21-84

Notary Public

STATE OF
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 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 the _____ day of _____, 19__

My commission expires _____ Notary Public

G 5.3 0 7 2

IDENTIF. REFERENCE

JUL 31 8 41 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail to:
William G. Trabue
P. O. Box 140935
Nashville, Tenn. 37214

WARRANTY DEED

FROM

LADEVA B. ALLEN

TO

JOHN E. CROWDER, III ET UX

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. — Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5776 PAGE 771

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
			35000.00- CO	
			91.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	97.50-
			9653A07/31/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5.3 0 7 2

IDENTIF. REFERENCE

JUL 31 8 41 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 835448