OFFICIAL RECEIPT

File Book 42

THIS INSTRUMENT PREPARED BY:
CHARLES B. REASOR, JR.
ATTORNEY AT LAW
3305 WEST END AVENUE
NASHVILLE, TN 37203

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John W. Caffry, et ux (NAME)	Same (NAME)	Map 116-15
422 Lynwood Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 92
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FB#BM-1165

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty-Five Thousand and No/100 ($225,000.00) Dollars ----------, cash in hand paid,

BOOK 5899 PAGE 141

RANDALL W. CRENSHAW and wife, DALE CRENSHAW, hereinafter referred to as "Grantors," have this day bargained and sold, and do hereby transfer and convey unto the said JOHN W. CAFFRY and wife, ANNABELLE W. CAFFRY, hereinafter referred to as "Grantees," their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in the 7th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Scruggs Subdivision, being a resubdivision of Lot No. 102 on part of Lot No. 101 on the Plat of Royal Oaks Land Company's Subdivision, as of record in Book 2900, Page 76, Register's Office for said County.

SAID Lot No. 1 fronts 125 feet on the easterly side of Lynwood Boulevard and extends back 386.8 feet on the northerly line and 383.63 feet on the southerly line to a dead line, measuring 125 feet thereon.

BEING the same property conveyed to Randall W. Crenshaw and wife, Dale Crenshaw, by deed from Kay B. Kephart, a single person, as of record in Book 5500, Page 916, Register's Office for said County.

THIS CONVEYANCE IS EXPRESSLY SUBJECT TO:

1. 1982 Metropolitan Nashville and Davidson County Real Property Taxes, a lien, but not presently due and payable, which have been prorated at the closing and assumed by Grantees;

2. 1982 City of Belle Meade Real Property Taxes, a lien, but not presently due and payable, which have been prorated at the closing and assumed by Grantees; (Continued on Page 2)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is 225,000.00

Subscribed and sworn to before me, this the 15th day of June 19 82

Affiant John W Caffry

My commission expires: 7-18-82 (Affix Seal)

Notary Public Jan Mitchell

unimproved ( )
This is improved (XX) property, known as 422 Lynwood Boulevard, Nashville, TN 37205
(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. except as herein provided.

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 15th day of June 19 82, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Randall W Crenshaw
RANDALL W. CRENSHAW

Dale Crenshaw
DALE CRENSHAW

OFFICIAL RECEIPT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Jan Minshall *a Notary Public in and for said County and State,* Randall W. Crenshaw and wife, Dale Crenshaw

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* 15th *day of* June, *19* 82

Jan Minshall *Notary Public*

Commission expires 7-18-82

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.....

3. Conditions of the Owner's Certificate, setback lines, Easements, and Restrictions shown on the Plat of record in Book 2900, Page 76, Register's Office for Davidson County, Tennessee.

G 8 5 9 1 3

IDENTIF. REFERENCE

JUN 17 9 01 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
RANDALL W. CRENSHAW, et ux

TO
JOHN W. CAFFRY, et ux

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

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
			225000.00- CO	
			585.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 591.50-	
			2997A06/17/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 5 9 0 1 3

IDENTIF. REFERENCE

JUN 17 9 01 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 886732