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IDENTIF. REFERENCE

JUL 30 11 40 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

BOOK 5917 PAGE 463

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$34,085.54

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF July, 19 82

Notary Public

MY COMMISSION EXPIRES: 4/29/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E. & Karen R. Crowder (NAME)	The Lomas & Nettleton Company (NAME)	Map 96-6
2865 LyncrestDrive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 62923 (STREET ADDRESS)	Par. 97
Nashville, Tn. 37214 (CITY) (STATE) (P. O ZIP)	Virginia Beach, Va. 23462 (CITY) (STATE) (ZIP)	3DZ-57756

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 Maurice M. Ramke and wife, Sue D. Ramke

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:

BEING Lot No.162 on the Plan of Cloverhill, Section III, as of record in Book 2083, page 49, said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to Maurice M. Ramke and wife, Sue D. Ramke by deed from William A. Hewitt and wife, Veronica Hewitt of record in Book 4602, page 202, Register's Office for Davidson County, Tennessee

GRANTEES hereby assume and agree to pay the mortgage payable to The Lomas & Nettleton Company of record in Book 4602, page 204, said Register's Office. Escrow account and insurance to be transferred to Grantees.

THIS conveyance subject to such Restrictive Covenants, easements and setback lines of record in said Register's Office.

This is unimproved ( ) improved (XX) property, known as 2930 McCampbell Road (House Number) (Street) Nashville, Tn. 37214 (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 29th day of July, 19 82

Maurice M. Ramke

Sue D. Ramke

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maurice M. Ramke and wife, Sue D. Ramke

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 29th day of July, 19 82

Commission expires 4/21/85

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

Maurice M. Ramke and wife,

Sue D. Ramke

TO

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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
			34088.54- CO	
			67.66 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	95.16-
0607A07/30/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H.O. 1.9.7.8

IDENTIF. REFERENCE

JUL 30 11 40 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 894249