BOOK 5975 PAGE 312 FORM NO. WD-1

H 20830

IDENTIF. REFERENCE

DEC 9 10 36 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December, 19 82.

Notary Public

MY COMMISSION EXPIRES: 7/27/86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
W. E. Weems, II, Attorney at Law 2500 Hillsboro Road Nashville, TN 37212
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mssrs. Crouch & Dedmon (NAME)	Commerce Union Bank (NAME)	75-07
4373 Baton Rouge (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	115
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	4D24761

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, EDD R. TURNER, III and wife, Sandra R. Turner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TIMOTHY E. CROUCH and LOUIS L. DEDMON

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. 98 on the Plan of Highlands of Tulip Grove, Section I, of record in Book 4675, Page 26, Register's Office for Davidson County, to which reference is hereby made for a more detailed description.

Being the same property conveyed to Edd R. Turner, III, by quitclaim deed from Robert W. Parkhurst and Edd R. Turner, III, and being placed of record concurrent with this instrument. Sandra R. Turner herein joins to convey any and all rights and interest she may have; especially her marital rights.
This conveyance is subject to a deed of trust of record in Book 4883, Page 219 in said Register's Office for which Grantors purchased title insurance through Title Associates, Inc. (TAI 6-712) for Grantees benefit.

Edd R. Turner, III executed this instrument on behalf of Sandra R. Turner pursuant to a Power of Attorney of record in Book 5950, Page 903, said Register's Office.

This is improved (X) unimproved ( ) property, known as 4373 Baton Rouge (House Number) (Street) Hermitage, TN 37076 (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 7th day of December, 1982

Sandra R. Turner

EDD R. TURNER, III

By: Edd R. Turner, Atty. in Fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EDD R. TURNER, III

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of December 1982

Commission expires 1-20-85

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 (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

EDD R. TURNER, III ET UX

SANDRA R. TURNER

TO

TIMOTHY E. CROUCH AND

LOUIS L. DEDMON

Please Return to:
Title Escrow, Inc.
640 Spence Lane Suite 218
Nashville, TN. 37217

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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 Edd R. Turner, III with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Sandra R. Turner as her Attorney in Fact as the free act and deed of the within named Sandra R. Turner.

Witness my hand and official seal at Nashville, Tennessee, the 7th day of December, 1982.

Notary Public

My Commission Expires: 7-27-86

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5975 PAGE 314

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
			64000.00- CO	
			166.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 172.90-	
			4390A12/09/62 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 20830

IDENTIF. REFERENCE

DEC 9 10 36 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 914703