BOOK 24

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 $ 78,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF January, 19 83

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jerry G. Crabtree et ux (NAME)	Union Modern Mortgage Corporation (NAME)	136-6
3512 Saxon Mist Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Drawer 3318 (STREET ADDRESS)	119
Nashville, TN. 37217 (CITY) (STATE) (ZIP)	Little Rock, AR. 72203 (CITY) (STATE) (ZIP)	2D-63919

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, Vaughn R. Dempster and wife, Patricia D. Dempster,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry G. Crabtree and wife, Mary K. Crabtree, as tenants by the entirety

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. 498 on the plan of Section Seven-A Priest Lake Park, of record in Book 5200, pages 107, 108 and 109, Register's Office for said County.

SAID Lot No. 498 fronts 74.44 feet on the southwesterly margin of Saxon Mist Court and extends back 114.44 feet on the southeasterly line and 118.61 feet on the northerly line to a broken line in the rear, measuring 132.73 feet thereon.

BEING the same property conveyed to Vaughn R. Dempster and wife, Patricia D. Dempster, by deed from Philhall Corporation of record in Book 5550, page 85, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5499, page 879, Register's Office for said County, and to the matters set forth in the above referenced plan of record.

The herein named Patricia D. Dempster is one and the same person as Pat Dempster.

unimproved ( )
This is improved XX property, known as 3512 Saxon Mist Court, Nashville, Tennessee 37217
(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 our hands this 14th day of ~~December~~ January, 1983

Vaughn R. Dempster

Patricia D. Dempster

STATE OF ~~TENNESSEE~~ TEXAS
~~Davidson~~ County OF Dallas

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vaughn R. Dempster and Patricia D. Dempster,

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 Dallas, Texas, ~~Tennessee~~, this 6th day of ~~December~~ January 19 83

Commission expires 12/31/84

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

H 2 7 3 7 0

FROM

VAUGHN R. DEMPSTER ET UX

TO

IDENTIF. REFERENCE

JAN 21 1 35 PM '83 JERRY G. CRABTREE AND WIFE,

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MARY K. CRABTREE

Please Return To:
TITLE SOUTH, INC.
suite 210
640 Spence Lane
Nashville, Tennessee 37217
361-6679
Julie Box #34

WILKINS & ADAMS
ATTORNEYS AT LAW
2210 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215

dp

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

RECEIVED OF _____

FOR _____ BOOK 5936 PAGE 131

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

70600.00- CO
204.10 CO TX
.50 PRFEE
6.00 MISC
CASH 310.60-
2725AD1/21/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H27370

IDENTIF. REFERENCE

JAN 21 1 35 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 925046