PREPARED FROM DOCUMENTS AND INFORMATION PROVIDED BY THE PARTIES.

THIS INSTRUMENT PREPARED BY:
ROBINSON & GWIN, ATTORNEYS
225 Lebanon Road - Box 425
Mt. Juliet, Tenn. 37122

BOOK 6034 PAGE 615

ADDRESS NEW OWNER:
Barney L. Crockarell et ux
180 Suzanne Drive
Antioch, TN 37013

SEND TAX BILLS:
First TN Bank N.A.
P. O. Box 474
Memphis, TN 38101

MAP-PARCEL:
Map 162-2
Parcel 62

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **TERRY S. DUNCAN and wife, PAMELA DUNCAN,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BARNEY L. CROCKARELL and wife, DOROTHY A. CROCKARELL,** 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. 101 on the Plan of Colewood Acres, Section 2, as of record in Book 3700, page 135, Register's Office for said County.
>
> Said Lot No. 101 fronts 80 feet on the northerly side of Suzanne Drive and runs back 135.7 feet on the easterly line and 135.2 feet on the westerly line to a dead line on which it measures 99.75 feet.
>
> Being the same property conveyed to Terry S. Duncan and wife, Pamela Duncan by deed from Robert E. Jones and wife, Deborah L. Jones, as of record in Book 5611, page 482, Register's Office for Davidson County, Tennessee.

This is improved property known as 180 Suzanne Drive, Antioch, Tennessee 37013.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including a ten (10) foot easement for public utility and drainage purposes along the rear line of said lot, a 30 foot minimum building setback line from Suzanne Drive, a utility anchor easement located at the southwest corner of said lot, and conditions of an owner's certificate as shown on the Plan of record in Plat Book 3700, page 135, Register's Office for Davidson County, Tennessee.

Other restrictions include restrictive covenants for Colewood Acres, as of record in Book 4158, page 42, and as amended in Book 4178, page 738, said Register's Office.

Grantees herein assume and promise to pay the balance of a first mortgage indebtedness in favor of First Tennessee Bank N.A. Memphis. Taxes for the year 1983 have been prorated and are assumed by Grantees.

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 possesed 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 4th day of April, 1983.

Terry S. Duncan
TERRY S. DUNCAN

Pamela Duncan
PAMELA DUNCAN

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 TERRY S. DUNCAN and wife, PAMELA DUNCAN, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this the 4th day of April, 1983.

NOTARY PUBLIC

My Commission Expires: 6/15/85

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $52,920.01

AFFIANT

Subscribed and sworn to before me this 5th day of April, 1983.

NOTARY PUBLIC

My Commission Expires: 11-21-85

FILED
APR 8 2 25 PM '83
FELIX Z. MILLSOPP
DAVIDSON COUNTY, TN
REGISTER

IDENTIFICATION

H 40921

JOHN T. CLIN
NOTARY PUBLIC AT LARGE
STATE OF TENN.

OFFICIAL RECEIPT

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

RECEIVED OF_____

BOOK 6034 PAGE 617

FOR_____

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

52920.01- CO
137.54 CO TX
.50 PRFEE
6.00 MDEED
CHECK 144.04-
9096A04/08/63 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 0 9 2 1-

IDENTIF. REFERENCE

APR 8 2 23 PM '63

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 940866