# Warranty Deed

BOOK 6039 PAGE 242

THIS INDENTURE, made and entered into this 15th day of April, 19 83, by and between

EDWARD H. KRIEL and wife, MARY JANE P. KRIEL party of the first part, and

WALTER H. CROUCH and wife, RUTH R. CROUCH, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee.

Being Lot No. 5 on the Plan of Forest Park Subdivision, as of record in Book 2900, Page 122, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 134.0 feet on the northerly side of Evansdale Drive and runs back on the easterly line 324.0 feet and on the westerly line 326.0 feet to a dead line in the rear on which it measures 134.0 feet.

Being the same property conveyed to party of the first part by Deed from Estes-Taylor Company, a Tennessee Corporation, of record in Book 3507, Page 293, in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered, except for 1983 taxes, not yet due and payable, which party of the second part assumes and agrees to pay; restrictive covenants of record in Book 3429, Page 111 and Book 3162, Page 513; conditions of owner's certificate, a 75 foot minimum building setback line from Evansdale Drive and a 10 foot easement for public utilities and drainage purposes along the rear line of said lot as shown on the Plan of record in Book 2900, Page 122; and easement of record in Book 909, Page 337, all in said Register's Office,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Edward H. Kriel
EDWARD H. KRIEL

Mary Jane P. Kriel
MARY JANE P. KRIEL

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ DAVIDSON:

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared

Edward H. Kriel and wife, Mary Jane P. Kriel,

to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 15th day of April, 19 83.

My commission expires 10/20/85

Notary Public

(FOR RECORDING DATA ONLY)

Property address ~~814 Evansdale Drive~~, Nashville, Tennessee 37220

Mail tax bills to: (Person or Agency responsible for payment of taxes)

Union Planters National Bank of Memphis
P. O. Box 3137
Memphis, Tennessee 38103

Map 146-D Parcel 25,
OH - 13080

This instrument prepared by and return to:

H. Lee Shaw, Attorney
2 North Second, Suite 300
Memphis, Tennessee 38103

| | | |
|---|---|---|
| State tax | $ | |
| Register's fee | | |
| Recording fee | | |
| Total | | |

T. G. #

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is

$ 133,500.00

which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Walter H. Crouch
Affiant

Subscribed and sworn to before me this

15th day of April, 19 83.

Notary Public

Commission expires 10/20/85

OFFICIAL RECEIPT

BOOK 6039 PAGE 243

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared _____

_____

to me known to be the person ___ described in and who executed the foregoing instrument, and acknowledged that ___ he ___ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this _____ day of _____ , 19 _____.

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared _____

_____

to me known to be the person ___ described in and who executed the foregoing instrument, and acknowledged that ___ he ___ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this _____ day of _____ , 19 _____.

My commission expires _____ _____

Notary Public

RUSH

H 4 2 1 9 8

IDENTIF. REFERENCE

APR 15 4 00 PM '83

FELICIA WILLIAMS REGISTER
DAVIDSON COUNTY, TN

# OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6039 PAGE 244

FOR

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 133500.00- CO | |
| | | | 347.10 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 353.60- |
| 0642A04/15/03 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

942198

IDENTIF. REFERENCE

APR 15 4 00 PM '03

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 942359