This instrument was prepared by:
Madison Title Company, 333 Gallatin Rd. Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Xavier Properties	same	72-9 288
(NAME) P.O. Box 4736	(NAME)	15DA 2735
(STREET ADDRESS OR ROUTE NUMBER) Nash. TN 37216	(STREET ADDRESS) BOOK 6053 PAGE 586	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) *Dollars,* cash in hand paid by the grantee hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, WILLIAM A. CRUTCHER, a widower,

have this day bargained and sold, and do hereby transfer and convey unto the said XAVIER PROPERTIES, its *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 82 on the Plan of Irvington as of record in Book 843, page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 82 fronts 60 feet on the westerly side of Inga Street and runs back 230.5 feet on the northerly line and 234 feet on the southerly line to the easterly line of the Louisville and Nashville Railway right-of-way and measures 60.17 feet thereon.

Being the same property conveyed to William A. Crutcher and wife, Martha O. Crutcher, by deed from James O. Jenkins and wife, Josephine E. Jenkins, of record in Book 4750, page 714, Register's Office for Davidson County, Tennessee. The said Martha O. Crutcher having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,700.00

Subscribed and sworn to before me, this the ____ day of April, 1983

Affiant

My commission expires 1/30/85 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2609 Inga Street, Nashville, TN (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Xavier Properties, its *(successors), heirs and assigns forever.* We I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Xavier Properties, its *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my hand this *day of* April, 19 83 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William A. Crutcher

William A. Crutcher

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned
for said County and State, William A. Crutcher, *a Notary Public in and*
*the within named 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 Madison, Tennessee
this 25th *day of* April, *19* 83.

Commission expires My Commission Expires April 21, 1985 Robert J. Smith *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ...
County aforesaid, personally appeared ....., *a Notary Public of the State and*
with whom I am personally acquainted, and who, upon oath, acknowledged .....*self to be* .....
..... *of the* .....
the within named bargainor, a corporation, and that he *as such* .....
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of
the corporation by .....*self as* .....

Witness my hand and seal, at office in .....
this .....*day of* ....., *19*.....

Commission expires ..... *Notary Public*

WARRANTY DEED

FROM
a widower
WILLIAM A. CRUTCHER

TO

XAVIER PROPERTIES

RUSH

H 4 6 7 5 6

IDENTIF. REFERENCE

MAY 9 3 39 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Compliments of
Madison Title Company
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6053 PAGE 588

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
			19700.00- CO	
			51.22 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	57.72-
6202	A	05/09/83	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 6 7 5 6

IDENTIF. REFERENCE

MAY 9 3 39 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 947737