WARRANTY DEED

BOOK 6114 PAGE 447

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,358.52

Juanita C. Griggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August 1983

Notary Public

MY COMMISSION EXPIRES: Oct. 15, 1983

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JUANITA C. GRIGGS (NAME)	BAILEY MORTGAGE COMPANY (NAME)	MAP 76-5
5004 ROWENA DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 1389 (STREET ADDRESS)	PARCEL 77
HERMITAGE, TN. 37076 (CITY) (STATE) (P. O. ZIP)	JACKSON, MISSISSIPPI 39205 (CITY) (STATE) (ZIP)	4D-68641

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, JAMES HAROLD CRONE AND WIFE, BARBARA ANN CRONE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JUANITA C. GRIGGS, UNMARRIED

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. 75 ON THE PLAN OF HIDDEN HILL, OF RECORD IN BOOK 4860, PAGE 43, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 75 FRONTS 100.00 FEET ON THE NORTHERLY MARGIN OF ROWENA DRIVE AND EXTENDS BACK 151.35 FEET ON THE EASTERLY LINE AND 173.75 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 66.29 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JAMES HAROLD CRONE AND WIFE, BARBARA ANN CRONE BY DEED FROM ERVIN M. ENTREKIN, TRUSTEE WITH FULL POWER, AS OF RECORD IN BOOK 5749, PAGE 38, SAID REGISTER'S OFFICE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN FAVOR OF COMMERCE UNION BANK, WHICH HAS BEEN TRANSFERRED TO BAILEY MORTGAGE COMPANY, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

THE PROPERTY HEREIN CONVEYED IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 4938, PAGE 337, SAID REGISTER'S OFFICE, AND TO THE MATTERS SET FORTH IN THE ABOVE REFERENCED PLAN OF RECORD.

This is unimproved ( ) improved (X) property, known as 5004 ROWENA DRIVE, HERMITAGE, TN. 37076
(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 hand S this 9th day of AUGUST, 19 83

James Harold Crone

Barbara A Crone

PREPARED FROM INFORMATION PROVIDED BY THE PARTIES AND DOCUMENTS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6114 PAGE 448

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named JAMES HAROLD CRONE AND WIFE, BARBARA ANN CRONE

the 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 NASHVILLE, TN. this 8th day of AUGUST, 19 83

Commission Expires Oct. 15, 1983 Carol C Radford, Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF _____
_____ 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 purpose 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

H 66606

IDENTIF. REFERENCE

AUG 12 8 49 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

WARRANTY DEED

FROM
JAMES HAROLD CRONE ET UX

TO
JUANITA C. GRIGGS

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6114 PAGE 449

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
			45358.52- CO	
			118.04 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CASH	124.54-
9205A	08/12/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H66606

IDENTIF. REFERENCE

AUG 12 8 48 AM '83

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 970736