This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Nan I. Roberts, unmarried

TO

Edsel Crotzer and wife, Sue B. Crotzer
Mark Finch and wife, Teresa Finch

For draftsman's use

This instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edsel Crotzer etals (NAME)	Edsel Crotzer etals (NAME)	85-13-15
2803 Lealto Court (STREET ADDRESS OR ROUTE NUMBER)	2803 Lealto Court (STREET ADDRESS)	85-3
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

I 2 2 1 3 5

IDENTIF. REFERENCE

MAY 15 8 51 AM '84

FEE $ REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 190,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF May 1984

Notary Public

MY COMMISSION EXPIRES: April 19, 1987

(AFFIX SEAL)

For and in Consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Nan I. Roberts, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said

Edsel Crotzer and wife, Sue B. Crotzer and Mark Finch and wife, Teresa Finch

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I: Land in Davidson County, Tennessee, being Lots Nos. 26 and 27 on the Plan of Nob Hill, as of record in Book 2663, page 31, Register's Office for said County.

Said Lot No. 26 is described as follows: BEGINNING at a point in the northeasterly margin of Toddway Court, said point being the common front corner of Lots Nos. 25 and 26; thence northeasterly with the line between said lots Nos. 25 and 26, 251.3 feet to a point, the common rear corner of Lots Nos. 25 and 26; thence continuing North 50 deg. 03' East, along the line between Lot No. 26 and property of the City of Nashville, 53.9 feet to a point; thence continuing with the line between Lot No. 26 and the property of the City of Nashville, North 4 deg. 15' East, 87 feet to a point; thence continuing with the line between Lot No. 26 and the property of the City of Nashville, South 84 deg. 33' East, 175 feet to a point in the westerly line of the Cliffdale Subdivision, as of record in Book 974, page 49, Register's Office for said County; thence North 4 deg. 15' East, with said line of said Cliffdale Subdivision, 201.7 feet to a point; thence South 83 deg. 27' West, 207.8 feet to a point, the common rear corner of Lots Nos. 26 and 27; thence southwesterly with the line between Lots Nos. 26 and 27, 440.1 feet to a point in the northeasterly margin of Toddway Court, the common front corner of Lots Nos. 26 and 27; thence southeasterly with said margin of Toddway Court, and with the curves thereof, 121.14 feet to the point of beginning.

SAID Lot No. 27 fronts 60 feet on the northerly side of Toddway Court and runs back between lines, 440.1 feet on the easterly side and 288.2 feet on the westerly side, which is a broken line, to a line in the rear measuring 425 feet thereon.

BEING the same property conveyed to Nan I. Roberts, by deed from Jack W. Lee and Edward W. Lee, of record in Book 2700, page 593, Register's Office for Davidson County, Tennessee.

TRACT No. 2:
Land in the 3rd Civil District of Davidson County, Tennessee, described as follows: to-wit:

BEGINNING at a point which is the northeasterly corner of Lot 48 on the Plan of Nob Hill, of record in Book 2663, page 31, Register's Office for Davidson County, Tennessee, the said point being located in the southerly line of Lot No. 99 on the Plan of Lincoya Hills, Knob Section, as of record in Book 2331, page 6, said Register's Office; thence with southerly line of said Lot No. 99, South 57° 18' East, 285 feet, more or less, to a point, which is the southeasterly corner of said Lot No. 99; thence along the westerly line of the property conveyed to Trustees of Donelson Church of Christ, South 13° 20' West, 410 feet, more or less, to a point which is a corner of said church property; thence continuing with said church property line, North 56° 45' West, 530.1 feet, more or less, to a point in the northerly line of Lot No. 21 on the Plan of Cliffdale, as of record in Book 974, page 49, said Register's Office; thence with said line of said Lot 21, southwesterly a distance of 231 feet, more or less, to a corner in said lot line; thence continuing with the line of said Lot 50 feet, more or less, to another corner in said lot line, which point is the northeasterly corner of Lot No. 26 on the Plan of Knob Hill, of record in Book 2663, page 31, said Register's Office; thence along the northerly lines of Lots Nos. 26 and 27, South 83° 27' West, 632.8 feet to a point which is the common corner of Lots Nos. 28, 38 and 39 on said plan of Nob Hill; thence with the easterly lot lines of Lots Nos. 39, 40, 41 and 42 on said Plan, North 6° 33' West 437.0 feet to a point which is the common corner of Lots Nos. 42, 43 and 45 on said plan; thence North 52° 44' East 109.6 feet, along the line of Lot 45; thence crossing a 20-foot roadway and continuing along the southerly lines of Lots Nos. 46 and 47, North 85° 49' East, 302.3 feet, more or less, to a corner in the line of Lot 47; thence continuing along the easterly line of Lots 47 and 48, North 3° 20' East 458.8 feet to the point of beginning.

BEING Part of the property conveyed to A. H. Roberts Jr., by deed from Sadie Deane Roberts Capps, Helen Roberts Gayden and William A. Roberts, of record in Book 1970, page 593, Register's Office for Davidson County, Tennessee, and property conveyed to A. H. Roberts Jr., and wife, Nan I. Roberts, by deeds of record in Book 1040, page 54, and Book 2045, page 229, Register's Office for Davidson County, Tennessee.
The said A. H. Roberts Jr., having since died. By Quitclaim deed of record in Book 2702, page 509, Caroline Roberts Pinholster and Albert H. Roberts III, only heirs at law of A. H. Roberts Jr., deceased conveyed all their right, title and interest to Nan I. Roberts.

INCLUDED in the above description, but expressly EXCLUDED THEREFROM is that portion of the property conveyed to A. B. Clayborne and wife, Sarah S. Clayborne, of record in Book 3538, page 410, Register's Office for Davidson County, Tennessee, and conveyed to The United States of America, by deed of record in Book 2858, page 446, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular descriptio-

Form No. WD3a

This conveyance is made subject to the following:

BOOK 6292 PAGE 128

1. Restrictive covenants of record in Book 2698, page 468, Register's Office for Davidson County, Tennessee.
2. The Plan of record in Book 2663, page 31, which shows an Owner's Certificate certain setback lines and easements.
3. Declaration of Taking by United States of America for Tennessee Valley Authority, of record in Book 2085, page 577, Register's Office for Davidson County, Tennessee.
4. A 10 foot perpetual water line easement of record in Book 3826, page 969, Register's Office for Davidson County, Tennessee.
5. Easements for Television Cable, of record in Book 5814, page 415, and Book 5814, page 418, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 2708 Old Lebanon Road (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edsel Crotzer and wife, Sue B. Crotzer and Mark Finch and wife, Teresa Finch their heirs and assigns, forever.

And I do covenant with the said Edsel Crotzer and wife, Sue B. Crotzer and Mark Finch and wife, Teresa Finch that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for taxes for 1984, which have been prorated and assumed by the said grantees.

And I, Nan I. Roberts, unmarried do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Edsel Crotzer and wife, Sue B. Crotzer and Mark Finch and wife, Teresa Finch their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand s this 14th day of May, 19 84, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Nan I Roberts

Nan I Roberts, unmarried

Nan I Roberts

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

BOOK 6292 PAGE 129

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nan I. Roberts, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of May, 19 84

Wilma G Fisher, Notary Public

WILMA REISNER NOTARY PUBLIC STATE AT LARGE

Commission Expires Nov 28, 1984

STATE OF
County of

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19 .

, Notary Public

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , 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 .

, Notary Public.

Commission expires

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

RECEIVED OF _____

FOR _____

BOOK 6292 PAGE 130

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

190000.00- CAMT.
494.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 506.50-
6576A05/15/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 2 1 3 5

IDENTIF. REFERENCE

MAY 15 8 51 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 36091