FORM NO. WD-1

BOOK 6312 PAGE 315

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } SUMNER

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

$23,169.21

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June 1984.

Notary Public

MY COMMISSION EXPIRES: 2/11/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney, 213 N. Main Street, Goodlettsville, TN 37072
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| RAY BAKER (NAME) | THE KISSELL COMPANY (NAME) | Map 71-8 |
| 6240 Bresslyn Road (STREET ADDRESS OR ROUTE NUMBER) | 30 Warder Street (STREET ADDRESS) | Parcel 117 |
| Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP) | Springfield, Ohio 45501 (CITY) (STATE) (ZIP) | 12DZ 4400 |

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, BILLIE C. CRUTCHER a/k/a and being one in the same person as CAROLYN FITZGERALD and KENNETH L. CRUTCHER, both being now unmarried persons,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RAY BAKER,

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:

BEING Lot No. 183 on the Plan of JOYWOOD HEIGHTS, SECTION 1, which is of record in Book 1130, Pages 91, 92 and 93, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Kenneth L. Crutcher and wife, Billie C. Crutcher by deed of record in Book 5157, Page 717, Register's Office for Davidson County, Tennessee, and subsequently, sole interest in said property was vested in Billie C. Crutcher by Divorce Decree, File No. 97 453, Davidson County, Tennessee; however, Kenneth L. Crutcher joins in this conveyance as Grantor, including all warranties, covenants and representations granted hereunder, and does expressly convey any and all right, title and interest which he may have in said property, including all marital and homestead rights unto the Grantee.

THIS conveyance is subject to all restrictions and easements of record.

AS PART OF THE CONSIDERATION HEREFORE is the assumption of one certain Deed of Trust of record in Book 5157, Page 719, Register's Office for Davidson County, Tennessee, which secures one note in the original principal amount of $19,500.00 payable to The Kissell Company ( Loan No. 241212-0 ) which indebtedness the Grantee does hereby assume and agree to pay in accordance with the terms and conditions of said note and Deed of Trust.

T 2 8 0 4 8

IDENTIF. REFERENCE

JUN 11 9 14 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( X ) property, known as 2020 Jones Circle, Nashville, TN 37207
(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 8th day of June, 19 84

BILLIE C. CRUTCHER a/k/a CAROLYN FITZGERALD: Billie C Crutcher a/k/a Carolyn Fitzgerald

KENNETH L. CRUTCHER: Kenneth L Crutcher

A -101

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STATE OF TENNESSEE }
~~Davidson~~ County
SUMNER

Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named BILLIE C. CRUTCHER a/k/a CAROLYN FITZGERALD and KENNETH L. CRUTCHER,

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 R. R. Hendersonville, Tennessee, this 8th day of June 1984

Commission expires 2/11/87

Notary Public

STATE OF TENNESSEE }
Davidson 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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he ) as such _____ and (they) _____, being authorized so to do, executed the foregoing instrument for the purposes 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

WARRANTY DEED

FROM

BILLIE C. CRUTCHER a/k/a CAROLYN FITZGERALD and KENNETH L. CRUTCHER

TO

RAY BAKER

REGISTER, PLEASE RETURN TO:
W. K. GEORGAS, JR.
P. O. BOX 1733
HENDERSONVILLE, TN 37075

# OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 | | PBFEE -PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | 23169.21- | CONST. | |
| | | 60.32 | CSTAX | |
| | | .50 | PBFEE | |
| | | 6.00 | MISC | |
| | | | CHECK | 66.82- |
| 06/11/84 | BAL | | | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 8 0 4 8

IDENTIF. REFERENCE

JUN 11 9 14 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0042767