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RUSH

IDENTIF. REFERENCE

AUG 2 10 15 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $:
$51,810.01 Brenda J. Crosby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July 19 84

Gary B. Fisher
Notary Public

MY COMMISSION EXPIRES: 12-1-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GARY B. FISHER, ATTORNEY AT LAW, 494 BELL ROAD, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda J. Crosby, (NAME)	Metropolitan Federal S & L (NAME)	148-08
4593 Xavier Drive (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue North (STREET ADDRESS)	95
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	2DU 23343

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, Clifford O. Howard, Sr. a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brenda J. Crosby, a single person

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. 124 on the Plan of Oakwood Terrace, Section 2, of record in Book 4460, Page 118 and 119, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Clifford O. Howard, Sr. by deed from James B. Christian et ux, Shirley L. Christian of record in Book 5410, Page 768, Register's Office for Davidson County, Tennessee. AND By CORRECTED DEED Recorded SIMULTANEOUSLY HEREWITH.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Home Federal Savings & Loan Association of record in Book 4944, Page 522, said Register's Office with a present unpaid balance of approximately $28,810.01, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved ( ) improved (X) property, known as 4593 Xavier Drive, Antioch, TN 37013
(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 ~~my~~ hand ~~this 1st~~ day of ~~July~~, 19 ~~84~~

Clifford O. Howard Sr
Clifford O. Howard, Sr.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clifford O. Howard, Sr.

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of July, 1984.

Notary Public

Commission Expires 11-1-87

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Clifford O. Howard, Sr.

TO
Brenda J. Crosby, a single per:

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			51810.01- CAMT.	
			134.69 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	141.18-
			6890A08/02/64 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-4 0 3 8 5.

IDENTIF. REFERENCE

AUG 2 10 18 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0057785