FORM NO. WD-1

BOOK 6376 PAGE 390

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000 (Owned)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF September 1984.

B. Edwards
Notary Public

MY COMMISSION EXPIRES: Dep. Reg.
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
James C. Edwards, 2147 Belcourt Avenue, Nashville, Tennessee 37212
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmie Neal Crouch (NAME)	Same (NAME)	52
834 Idlewild Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	05
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	0

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, GENORA HADDOCK JOHNSON, widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIMMIE NEAL CROUCH, 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:

TRACT I Land in Davidson County, Tennessee, being Lot No. 3 on the Map showing the Subdivision of lots Nos. 35,36 and 37 in the Subdivision of part of H. B. Chadwell Tract, as of record in Book 547, page 60, Register's Office for said County.

Said Lot No. 3 fronts 100 feet on the southwesterly side of Lanier Avenue formerly a private Drive, as widened, and extends back between parallel lines 259 feet to the northeasterly line of Lot No. 11.

Being the same property conveyed to W. A. Johnson, deceased and wife Genora Johnson by deed from John S. Tarver and wife, Dannye C. Tarver of record in Book 2334, page 608, Register's Office for said Davidson County, Tennessee. The said W. A. Johnson having since died.

TRACT II Appurtenant Easement

Appurtenant Easement for the purpose of ingress and egress to and from the rear or any other portion of said Lot 3, described as follows:

Beginning at an iron pin in the south margin of Idlewild Drive, said point being the common corners of Lots No. 3 and 2 of Subdivision of Lots No. 35,36 and 37 in Subdivision of Parts of the H. B. Chadwell Tracts as of record in Plat Book 547, page 60, R.O.D.C., Tennessee; thence, leaving said south margin between Lots 2 and 3 South 38 degrees 00 minutes West 259.00 feet to an iron pin; thence, along the south line of Lot No. 2 North 27 degrees 30 minutes West 17.35 feet to an iron pin and fence corner; thence, along a fence North 32 degrees 19 minutes East 154.09 feet to an iron pin; thence, North 55 degrees 31 minutes East 103.16 feet to the point of beginning, containing 5,175 square feet (0.12 Acres), more or less.

Said easement being conveyed to W. A. Johnson and wife, Genora Johnson by George Tanley, David R. Farris and Jackie M. Farris of record in Book 5338, page 804, Register's Office for Davidson County, Tennessee. The said W. A. Johnson having since died.

This is unimproved ( ) improved (X) property, known as 834 Idlewild Drive, Madison, Tennessee 37115
(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 5th day of September, 1984

X Genora Haddock Johnson
GENORA HADDOCK JOHNSON,
Widow

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 Genora Haddock Johnson, widow

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 5 day of September 1984

Commission expires 6-1-86

Notary Public

STATE OF TENNESSEE
Davidson County

NOTARY PUBLIC AT LARGE

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) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, 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
GENORA HADDOCK JOHNSON,
Widow

TO
JIMMIE NEAL CROUCH,
Unmarried

THIS INSTRUMENT PREPARED BY:
JAMES C. EDWARDS
2147 BELCOURT AVENUE
NASHVILLE, TN 37212

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

09/07 10:50- CHECK
160175
SEP 7 3 03 PM '84
3441

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6376 PAGE 392

FOR _____

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

40000.00- CAMT.
104.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 110.50-
8441A09/07/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 48079
Identify Reference
Sept 7 9:49 AM 184 Reg
Felix Z. Wilson II
Davidson Co. Tn

No.0067024