NO TITLE OPINION REQUESTED

Map 84-10
Par 15 Jo

This instrument was prepared
by Anthony E. Hagan

BOOK 5422 PAGE 309

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY-ONE THOUSAND, FOUR HUNDRED SEVEN AND 82/100 ($31,407.82) DOLLARS, paid and to be paid as follows, i.e., the assumption of an outstanding indebtedness against this property as evidenced by a note and mortgage payable to Lumas and Nettleton Company in the amount of SIX THOUSAND, FOUR HUNDRED SEVEN and 82/100 ($6,407.82) DOLLARS, and a promissory note executed herewith in the amount of TWENTY-FIVE THOUSAND ($25,000.00) DOLLARS due and payable in installments of $329.40 per month commencing on January 1, 1985, and continuing for a period of 120 months, said monthly payments includes principal and interest, We, MARTHA R. ANDERSON and husband ROBERT G. ANDERSON, JR., this day bargained and sold and do by these presents transfer and convey unto JOHNNY RAY CRUMBY, his heirs and assigns, the following described house and lot:

> Land in Davidson County, Tennessee, being Lot No. 62 on the Map of Maplecrest, as of record in Book 1835, Pages 27 and 28, Register's Office for said County.
>
> Said Lot No. 62 fronts 55 feet on the northwesterly side of Weona Drive and runs back between lines, 235 on the northeasterly line and 210 feet on the southwesterly line, to the right-of-way of the Tennessee Central Railroad, on which it measures 112 feet.
>
> Being the same property acquired by F. T. Baggott and wife Martha R. Baggott by deed dated the 8th day of June, 1967, and recorded in Deed Book 116, Page 617, Register's Office for Davidson County, Tennessee. That F. T. Baggott died February 12, 1976 and was survived by his wife Martha R. Baggott who has since remarried to Robert G. Anderson, Jr. and hence she is the owner in fee of said described property.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto

Buyer + Tax Bills - Lumas + Nettleton
Johnny Ray Crumby Virginia Beach
3206 Weona Dr. Va.
Nashville Tenn.

belonging to the said JOHNNY RAY CRUMBY, his heirs and assigns in fee simple, forever.

WE COVENANT that we are lawfully seized and possessed of said property and have a good and lawful right to convey the same and the same is free, clear and unencumbered except for the outstanding mortgage assumed by the Grantee.

A lein is expressly retained on the above described property to secure the deferred purchase money note.

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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our signatures this the 1st day of ~~October~~ November, 1984.

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Martha R. Anderson
MARTHA R. ANDERSON

Robert G Anderson Jr.
ROBERT G. ANDERSON, JR.

STATE OF TENNESSEE
COUNTY OF ~~SMITH~~ WILSON

Personally appeared before me, the undersigned authority, in and for the aforesaid County and State, the within named MARTHA R. ANDERSON and husband, ROBERT G. ANDERSON, JR., the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Lebanon, Tennessee, this the 1st day of ~~October~~ NOVEMBER, 1984.

Lista Frye
NOTARY PUBLIC

LISTA FRYE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

7-12-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$31,707.88
Johnny R Crumby
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 8th DAY OF Nov. 1984
Deputy Register

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Nov 8 10 57 AM '84
IDENTIF. REFERENCE

I 6 2 4 2 3

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 5422 PAGE 311

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

31407.82- CAMT.
81.64 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 88.14-
5793A11/08/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 2 4 2 3

IDENTIF. REFERENCE

NOV 8 10 37 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0083877