3541

WARRANTY DEED

BOOK 6435 PAGE 990

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
Suite C-11, The Paddock, 220 Ward Circle
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dr. & Mrs. Frank W. Stevens, Jr. (NAME)	Williamson County Bank (NAME)	117-5
3032 23rd Ave. South (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 220 (STREET ADDRESS)	100
Nashville, TN. 37215 (CITY) (STATE) (P. O. ZIP)	Franklin, TN. 37064 (CITY) (STATE) (ZIP)	FB# 7DA-24370

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, LANNESE THOMPSON CRUMP, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK W. STEVENS, JR. and wife KAREN H. STEVENS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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, described as follows:

TRACT NO. 1: Being part of a 22.22 acre tract conveyed to N. E. Richardson by deed of record in Book 518, page 659, Register's Office for said County, and described according to a copy of a survey made by James A. Hamilton, Jr., Surveyor, dated January 3, 1957, as follows:

BEGINNING at a point in the centerline of Hampton Avenue, at the northeast corner of this lot, and the northwest corner of the lot conveyed to J. W. Pearre and wife by deed from Katherine B. Jones, as of record in Book 2142, page 553, said Register's Office; thence with Pearre's west line, South 5 deg. 49 min. 16 sec. East 277.65 feet to the northline of the property conveyed to Virginia Lee Estes, by deed of record in Book 1054, page 152, said Register's Office; thence with her north line, North 88 deg. 14 min. 40 sec. West 118.75 feet to an iron pin in an old tree row in the east line of the property of Carl Henricks; thence with Henricks' east line, North 2 deg. West 271.1 feet to a point in the centerline of Hampton Avenue; thence with the centerline of the same, North 89 deg. East 100 feet to the point of beginning.

TRACT NO. 2: Beginning at an existing iron pin in the southwest corner of the Isenhour property, said iron pin being South 2 deg. 00 min. East a distance of 246.1 feet from an existing concrete monument in the south right-of-way of Hampton Avenue, said concrete monument being 727 feet, more or less, east of the centerline of Bowling Avenue, and proceeding as follows:

South 88 deg. 15 min. East a distance of 118.75 feet, more or less, to an iron pin; thence South 5 deg. 49 min. East a distance of 40.9 feet, more or less, to an iron pin; thence North 84 deg. 36 min. West a distance of 121.75 feet, more or less, to an iron pin; thence North 2 deg. 00 min. West a distance of 37.1 feet, more or less, to the point of beginning and containing .106 acres, as shown on survey by Turner Engineering Company dated October 8, 1971.

Being the same property conveyed to Harold Craft Crump and wife, Lannese Thompson Crump by deed from James R. Bratton and wife, Mary H. Bratton of record in Book 4633, page 908, said Harold Craft Crump having conveyed his interest to Lannese Thompson Crump by quitclaim deed of record in Book 5262, page 117, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 3505 Hampton Avenue Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 27th day of November, 1984.

Lannese Thompson Crump

LANNESE THOMPSON CRUMP

11/23/84 13:03 - 6 - 3541 - MDHR

990

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 6435 PAGE 991

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

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

Witness my hand and official seal at Franklin, Tennessee this 27th day of November, 19 84.

My commission expires 1/20/85 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of 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 _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____

this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

19693.7

IDENTIFICATION REFERENCE

RECEIVED FOR RECORD
WILLIAMSON COUNTY, TN
1984 NOV 29 2 58 PM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00

Frank W. Stevens Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November, 1984

MY COMMISSION EXPIRES: 1/20/85
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

LANNESE THOMPSON CRUMP

TO

FRANK W. STEVENS, JR. and wife,

KAREN H. STEVENS

Return to:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

File Box 38

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED FROM _____

FOR _____

BOOK 6435 PAGE 992

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 -TRUSTEE DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

349000.00- CAMT.
907.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 913.90-
0988A11/29/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16637.

IDENTIF. REFERENCE

Nov 29 2 58 PM '84

REGISTER
DAVIDSON COUNTY, TN

No.0088927