BK 30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 60000.00

Subscribed and sworn to before me, this the 14 day of December, 19 84

My commission expires: January 19, 1986
(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

BOOK 6449 PAGE 971

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Mary Porter Kelley	Metropolitan Federal Savings & Loan
2944 Edgemoor Drive	230 Fourth Avenue North
Nashville, Tennessee 37217	Nashville, Tennessee 37219
STREET ADDRESS / CITY / STATE / ZIP	STREET ADDRESS / CITY / STATE / ZIP
MAP NO. 158-5	PARCEL NO. 158.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, David B. Crosby and wife, Debra L. Crosby

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Mary Porter Kelley, Unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 653 on the Plan of Edge-O-Lake Estates, Section 17, of record in Plat Book 4460 at page 44, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to David B. Crosby and wife, Debra L. Crosby by deed recorded in Book 5892 at page 411, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1985 and subsequent years, easements and restrictive covenants of record, and except for a certian Deed of trust for the benefit of Metropolitan Federal Savings & Loan recorded in Book 4663 at page 90, of the Public Records for Davidson County, Tennessee, the unpaid balance of which the Grantee(s) hereby jointly and severally assume and agree to pay as part of the consideration herein; the Grantee(s) also jointly and severally hereby assume the obligation of David B. Crosby and wife, Debra L. Crosby under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

1705.47
IDENTIF. REFERENCE
Dec 17 1 22 PM '84
FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 2944 Edgemoor Drive, Nashville, Tennessee 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 14 day of December, 19 84

David B. Crosby

Debra L. Crosby

12/17 162.50- CHECK

5926

State of Tennessee
County of Davidson

BOOK 6449 PAGE 972

On this 14 day of December, 19 84, before me personally appeared David B. Crosby and wife, Debra L. Crosby to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

January 19, 1986

Notary Public Brent A. Campbell

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

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

RECEIVED OF _____

FOR _____

BOOK 6449 PAGE 973

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

60000.00- CAMT.
156.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 162.50-
5926A12/17/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 0 5 4 7

IDENTIF. REFERENCE

Dec 17 1 22 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 93738