THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
C. Martin Evans 713 Setliff Place Nashville, TN 37206	First Tennessee Bank National Assn. P.O. Box 474 Memphis, TN 38101	MAP 83-6 PARCEL 252 23W-15955

WARRANTY DEED BOOK 6468 PAGE 571

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Fred E. Crawford and wife, Zola Crawford hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto C. Martin Evans and wife, Susan Hardaway Evans, and James Andrew Evans hereinafter called the Grantee, Grantee's 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 the northwest corner of Lot No. 25, all of Lot No. 26, except the southeast corner, and the southerly part of Lot No. 27 on the plan of Olivia W. Sharpe's Addition to Nashville, as of record in Book 332, page 17, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of Setliff Place 210 feet southerly from the southerly margin of Estella Avenue, now Franklin Avenue, being 10 feet southerly from the northwest corner of said Lot No. 25; thence with the easterly margin of said Place, northerly 60 feet to the corner of Lots Nos. 26 and 27; thence easterly 243 feet, more or less, to a point on the westerly margin of an alley 23 feet northerly from the southeast corner of said Lot No. 27; thence with the westerly margin of said alley, southerly 60.5 feet to a point 13 feet northerly from the southeast corner of said Lot No. 26; thence westerly in a straight line 248 feet, more or less, to the beginning.

BEING the same property conveyed to Fred E. Crawford and wife, Zola Crawford by deed from Edna H. Self (a widow), of record in Book 2930, page 135, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (~~an~~) improved property, known as 713 Setliff Place, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 27th day of December, 1984.

Fred E. Crawford

Zola Crawford

CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of December, 1984, before me personally appeared Fred E. Crawford and Zola Crawford, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 10-24-88

Notary Public

026

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 36,500.00.

James Andrew Evans
Affiant

Subscribed and sworn to before me, this the 27th day of December, 1984.

My Commission Expires: 10-24-88

_____
Notary Public

I-7.4 8.5 1

IDENTIF. REFERENCE

JAN 4 2 39 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:

FRED E. CRAWFORD AND
WIFE, ZOLA CRAWFORD

to:

C. MARTIN EVANS AND WIFE,
SUSAN HARDAWAY EVANS, AND
JAMES ANDREW EVANS

RETURN TO: JCB
TN-23079
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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

RECEIVED OF _____

FOR _____

BOOK 6468 PAGE 573

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

36500.00- CAMT.
94.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 101.40-
1226A01/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 4 8 5 I

IDENTIF. REFERENCE

JAN 4 2 59 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 98914