FORM NO. WD-1

BOOK 6478 PAGE 891

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,250.00

Robert E. Jarvis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF January, 19__.

James D. Stubbs
Notary Public

MY COMMISSION EXPIRES: 1-19-1988
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James D. Stubbs, Attorney, 4343 Lebanon Rd., Hermitage, TN 37076
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| ROBERT B. CROUCH and wife, HELEN J. CROUCH | SAME | 64-12A |
| (NAME) | (NAME) | |
| 804 Old Coach Place | | 804 CO |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Hermitage, TN 37076 | | |
| (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

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, Robert E. Jarvis and wife, Juanita Jarvis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert B. Crouch, Sr. and wife, Helen J. Crouch

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: A certain condominium apartment in Davidson County, Tennessee, being Unit No. 804, of Fox Run Condominiums, Section 2, Phase 2, as of record in Book 5200, Page 357, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

BEING property conveyed to Harris A. Gilbert, Trustee, and Norman W. Ginsberg, Trustee, with either of them having the full power to convey, dispose, mortgage, sell or transfer said property, without the joinder of any beneficiary, by deed from Kyle R. Weems, Trustee, of Hamilton Mortgage Corporation, as of record in Book 5171, page 195, and Book 5171, Page 197, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Robert E. Jarvis, and wife, Juanita Jarvis, by deed from Harris A. Gilbert, Trustee, and Norman W. Ginsberg, Trustee, of record in Book 5852, Page 222, Register's Office for Davidson County, Tennessee.

CONVEYANCE of such property is made expressly subject to the following: (1) The Plan of record in Book 5200, Page 357, said Register's Office, shows an Owner's Certificate, and certain easements and setback lines; (2) The premises herein is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed as of record in Book 5535, Page 713, Register's Office for Davidson County, Tennessee; (3) Taxes for year 1985 which have been prorated and the payment of which has been assumed by the grantees.

This is unimproved ( ) improved (X) property, known as 804 Little Karen Place, Hermitage, Tennessee 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

(Street name changed to Old Coach Place)

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 our hand S this 22 day of JAN., 19 85

Robert E. Jarvis

Juanita Jarvis

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Jarvis and Juanita Jarvis

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

Witness my hand and official seal at Hermitage, Tennessee, this 22 day of January, 19 85.

Commission Expires 1-19-1988

James D. [illegible] Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Commission Expires _____ Notary Public

I. 7. 8. 2 8 0

IDENTIF. T REFERENCE

JAN 23 8 29 AM '85

FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

# WARRANTY DEED

FROM

ROBERT E. JARVIS and wife,

JUANITA JARVIS

TO

ROBERT B. CROUCH, SR. and wife,

HELEN J. CROUCH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____ BOOK 6478 PAGE 893

FOR _____

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 92250.00- CAMT. | |
| | | | 239.72 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 246.22- | |
| 6380A01/23/85 | | | BAL .00 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

I 7 8 2 8 0

IDENTIF. REFERENCE

JAN 23 8 29 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No. 102944**