BOOK 5553 PAGE 202

Address New Owner as follows:	Send tax bills to:	Map & Parcel
William R. Dalton et ux 1123 Sunnymeade Ave. Nashville, Tenn. 37216	Same	Map 61-15 Par. 150 15D-19985

WARRANTY DEED

FOR AND IN CONSIDERATION 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, Oscar Craus and wife, Berdie Craus, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said William R. Dalton and wife, Marie E. Dalton hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 26 of Block "B" on the Map of Sunnymeade Subdivision, as of record in Book 974, pages 56 and 57, Register's Office for said County.

Said Lot No. 26 fronts 60 feet on the northerly side of Sunnymeade Avenue and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Oscar Craus and wife, Berdie Craus, by deed from Curlan McNeil and wife, Ima Dee McNeil, of record in Book 4549, page 504, said Register's Office.

This conveyance is made subject to the plan of record in Book 974, pages 56 and 57, said Register's Office; and to an easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4281, page 188, said Register's Office.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

This is improved property known as 1123 Sunnymeade Drive, Nashville, TN. 37214

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said William R. Dalton and wife, Marie E. Dalton, their heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

STATE OF TENNESSEE
J.O. 3.28 3.41
IDENTIF. REFERENCE
MAY 9 3 49 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

5276

WITNESS our hands on this the 7th day of May, 1985.

Oscar Craus

Oscar Craus

Berdie Craus

Berdie Craus

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Oscar Craus and wife, Berdie Craus, the within named 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 on this the 7th day of May, 1985.

Tom G. Coleman, Jr.

NOTARY PUBLIC

My commission expires: My Commission Expires April 17, 1988

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $27,500.00.

Marie N Walton

Affiant

Subscribed and sworn to before me this the 7th day of May, 1985.

Tom G. Coleman, Jr.

NOTARY PUBLIC

My commission expires: My Commission Expires April 17, 1988

This instrument was prepared by:
TOM G. COLEMAN, JR., ATTORNEY
Coleman Real Estate Closing Service, Inc.
9000 East Church Street
Brentwood, TN 37027

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

RECEIVED OF _____

FOR _____

BOOK 6553 PAGE 204

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			27500.00- CAMT.	
			71.50 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	78.00-
6278A05/09/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.O. 3:28 3

IDENTIF. REFERENCE

MAY 9 3 49 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 133000