6579 661

Address New Owner as follows:

J.F. Crowell, Jr.
P.O. Box 40101
Nashville, Tennessee 37204

Send tax bills to:

Same

Map-Parcel No:

105-10-48

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, ABLE RENTAL & LEASE, INC., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto J.F. CROWELL, JR., hereinafter called the Grantee, his heirs and assigns, two tracts of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

> TWO tracts of land being part of Lot No. 3 on the Map of Waverly Land Company's Plan of record in Book 57, page 95, Register's Office for said County, described as follows:
>
> TRACT I: Beginning on the westerly margin of 8th Avenue So., as widened, at a point 75 feet south of the southerly margin of Fairview Avenue, said point being the southeast corner of the Bagwell property; thence with the southerly line of said Bagwell property, westwardly 159.5 feet to the easterly margin of an alley; thence with said alley, southwardly 50 feet to the northeast corner of Martha E. Robinson lot; thence with the northerly line of said Robinson lot, eastwardly 161.5 feet to the westerly margin of 8th Avenue South, as widened; thence with the same northwardly 50 feet to the beginning.
>
> TRACT II: Said part of said Lot No. 3 fronts 75 feet on the westerly margin of 8th Avenue South, as widened, and runs back between parallel lines 159.5 feet on the south line and 156 feet on the north line along the south margin of Argyle Avenue to an alley in the rear on which it measures 75 feet.
>
> Being the same property conveyed to Able Rental & Lease, Inc. by Quitclaim Deed from Terry Craig Bodiford and Lanny Ray Mooneyham of record in Book 5875, page 532, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, his heirs, representatives and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good right to convey it, and that the same is unencumbered except for real estate taxes for 1985 which have been prorated and assumed by the Grantee, and title to that portion of the property which might be embraced within the bounds or right-of-way of any roads or highways.

AND GRANTOR further covenants and bind itself, its successors, assigns and representatives to warrant and forever defend the title to said tracts of land to the said Grantee, his heirs and assigns, against the lawful claims of of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer on this 11th day of June, 1985.

J 1 2 2 9 1

IDENTIF. REFERENCE

JUN 12 9 47 AM '85

REGISTER
DAVIDSON COUNTY, TN

ABLE RENTAL & LEASE, INC.
By:

LANNY RAY MOONEYHAM, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LANNY RAY MOONEYHAM, 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 President of Able Rental & Lease, Inc., the bargainor, a corporation, and that he as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as such President.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 11th day of June, 1985.

Marsha A. Anderson
NOTARY PUBLIC

My commission expires: 11/2/88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Lanny Ray Mooneyham
AFFIANT

Sworn to and subscribed before me this the 11th day of June, 1985.

Marsha A. Anderson
NOTARY PUBLIC

My commission expires: 11/2/88

This instrument was prepared by:

John N. Popham, Attorney
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6579 PAGE 666

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
			234.00	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	240.50-
			7290A06/12/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE

JUN 12 9 47 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 143735