THIS INSTRUMENT PREPARED BY: BUCHANAN, EDWARDS & DETRING
Attorneys at Law
177 East Main Street
Hendersonville, TN 37075

Mail

WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL #'S:
JOHN GREGOR and JANET GREGOR 4316 Earlene Drive Nashville, TN 37216	SAME	Map 61-12 Parcel 132

BOOK 6033 PAGE 801

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSEPH J. CRANE and MARY L. CRANE, husband and wife, hereinafter referred to as Grantors, have this day bargained and sold, and do hereby transfer and convey unto JOHN ANDREW GREGOR, II and JANET ELIZABETH GRISSOM GREGOR, husband and wife, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being lot No. 13 of block "I" on the plan of Jackson Park, Section 3, not of record, described according to a survey made by James A. Hamilton, Surveyor, December 6, 1948, as follows: Beginning on the easterly margin of Eastdale Drive at the corner of lots No. 12 and 13; thence with the line between said lots, eastwardly 375 feet, more or less, to the corner of lots Nos. 3, 4, 5, 12 and 13; thence with the line between lots Nos. 2, 3 and 13, northwestwardly 310 feet to the corner of lots Nos. 1, 2 and 13, thence with the line between lots Nos. 1 and 13, southwestwardly 140 feet, more or less, to the easterly margin of Eastdale Drive; thence with the easterly margin of said Drive, southeastwardly 175 feet to the beginning.
>
> Being the same property conveyed to Joseph J. Crane and wife, Mary L. Crane, by deed from R.C. Beasley and wife, Gene N. Beasley, of record in book 1944, page 85, Register's Office for Davidson County, Tennessee.
>
> Subject to easement for public utilities and 75 foot building setback line, as shown on the unrecorded map of Jackson Park, Section 3.

This is improved property, known as 4316 Earlene Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said JOHN ANDREW GREGOR, II and JANET ELIZABETH GRISSOM GREGOR, their successors, heirs and assigns forever. We covenant that we lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as of record. We further covenant and bind ourselves, our heirs and represent-atives, to warrant and forever defend the title to said real estate to said JOHN ANDREW GREGOR II and JANET ELIZABETH GRISSOM GREGOR, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS, our hands this 26 day of August, 1985.

Joseph J. Crane
JOSEPH J. CRANE

Mary L Crane
MARY L. CRANE

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $117,500.00.

Joseph J. Crane
AFFIANT

Subscribed and sworn to before me, this 26 day of August, 1985.

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J. Wayne Dilling
NOTARY PUBLIC

My Commission Expires: 7-27-86

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH J. CRANE and MARY L. CRANE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfac- evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 26 day of August, 1985.

J. Wayne Dilling
NOTARY PUBLIC

My Commission Expires: 7-27-86

31554

IDENTIFICATION REFERENCE

AUG 27 8 46 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6639 PAGE 806

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

117500.00- CAMT.
305.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 312.00-
1058A08/27/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31554

IDENTIFICATION REFERENCE

AUG 27 8 46 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 166933