BOOK S75C PAGE 432

Map: 104-9-0

Parcel: 241

WARRANTY DEED

Address of New Owner(s)
Steven E. Crook
1120 Lipscomb Drive
Nashville, Tennessee 37204

Send Tax Bills to:

same

This Instrument Prepared By:

James D. Jordan
Guenther & Jordan
302 Nashville CityBank Bldg.
315 Union Street
Nashville, Tennessee 37201

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $277,000.00.

Affiant

Subscribed and sworn to before me this 2 day of January, 1986.

Notary Public

My Commission Expires: 7-9-89

For and in Consideration of the sum of TWO HUNDRED SEVENTY-SEVEN THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, James P. Guenther, Trustee, have bargained and sold, and by these presents do transfer and convey to Steven E. Crook and wife, Paula Caye Crook, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Being the southerly 50 feet of lot No. 3 and the northerly 75 feet of lot No. 4 of block "J" on the plan of Whitland Realty Company's Subdivision, as of record in Book 332, Page 141, Register's Office for said County.

Said parts of lots Nos. 3 and 4 front together 125 feet on the westerly side of Bowling, formerly Whitland, Avenue and extend back between parallel lines 180 feet to a dead line.

This conveyance is made subject to an easement for 8" sewer as shown on plans in the office of the Engineering Department, Division of Water and Sewerage Services, Metropolitan Government of Nashville and Davidson County, Tennessee.

Being the same property conveyed to Thelma Byrd Bowie, unmarried, by warranty deed from Stauros C. Zanis and wife, Maria Zanis, of record in Book 3401, Page 225, Register's Office for Davidson County, Tennessee.

Being also the same property devised to James P. Guenther, Trustee under the Last Will and Testament of Thelma Byrd Bowie, of record in Book 6732, Page 774, Register's Office for Davidson County, Tennessee.

This is improved property, known as 211 Bowling Avenue, Nashville, Tennessee.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Steven E. Crook and wife, Paula Caye Crook, their heirs and assigns, forever.

I, James P. Guenther, Trustee, do represent to Steven E. Crook and wife, Paula Caye Crook that I am lawfully seized and possessed of the above described land in fee simple; have a good right to convey it, and the same is unencumbered, except as described herein.

I, James P. Guenther, Trustee, do bind myself, my representatives and successors, to warrant and forever defend the title to the above described land to Steven E. Crook and wife, Paula Caye Crook, their heirs and assigns, against the lawful claims of all persons.

The foregoing representations and warranties made by James P. Guenther are made by him only in his capacity as Trustee of the Thelma Byrd Bowie testamentary trust, and not personally. James P. Guenther assumes no individual or personal liability for any warranty of title or any other matter in connection with this conveyance.

Witness this 2 day of January, 1986.

James P. Guenther, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, JAMES D. JORDAN, a Notary Public in and for the above County and State, the within named James P. Guenther, Trustee under the Will of Thelma Byrd Bowie, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this 2 day of January, 1986.

NOTARY PUBLIC

My Commission Expires: 7-9-89

IDENTIFICATION REFERENCE

JAN 6 2 30 PM '86

FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TN

66525

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 5756 PAGE 434

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

27[illegible].00- CONV.
720.00 COTAX
.50 [illegible]
6.00 [illegible]
CHECK 726.70-
3150ACI/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66525

IDENTIFICATION REFERENCE

JAN 6 2 38 PM '86

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 207973