Address New Owner:	Send Tax Bills to:	Map/Parcel
James M. Crawford 1200 CALVIN STREET NASHVILLE, TN 37206	Same	Map 83-5 Par 313

Mail

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, ALBERT TOLBERT, JR., MARY E. MERRITT, and ROBERT L. TOLBERT, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said JAMES M. CRAWFORD, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Map of F. O. Beasley's subdivision of Block C in Douglas Place, as of record in Plan Book 2, page 66, of the Chancery Court of Davidson County, Tennessee.

Said Lot No. 40 fronts 50 feet on the southerly side of Calvin Avenue and runs back between parallel lines with the easterly margin of No. 12th Street, 170 feet to an alley.

Being the same property conveyed to Mary E. Merritt, Robert L. Tolbert and Albert Tolbert, Jr. by deed from Albert C. Tolbert, of record in Book 6761, page 648, Register's Office for Davidson County, Tennessee.

Barbara Tolbert, wife of Albert Tolbert, Jr., Martha Tolbert, wife of Robert L. Tolbert, and Harvey Merritt, husband of Mary E. Merritt, execute this instrument for the purpose of (i) acknowledging and consenting to this conveyance, including the transfer of any property interest that may have accrued to them by virtue of their marriages to Albert Tolbert, Jr., Robert L. Tolbert and Mary E. Merritt, and (ii) waiving and renouncing any dower, elective share or exemption rights provided for by law in the premises hereby conveyed.

This instrument is made subject to all applicable local government planning, building and zoning regulations. This instrument was prepared by information furnished by M. Lee Barrett.

This is improved property known as 1200 Calvin Avenue, Nashville, TN.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said JAMES M. CRAWFORD, unmarried, his 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 and valid right to convey it and that the same is unencumbered.

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.

Whenever 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 hands on this the 8TH day of FEBRUARY, 1986.

Albert Tolbert Jr.
ALBERT TOLBERT, JR.

Barbara Tolbert
BARBARA TOLBERT

Robert L. Tolbert
ROBERT L. TOLBERT

Martha Tolbert
MARTHA TOLBERT

Mary E. Merritt
MARY E. MERRITT

Harvey R. Merritt
HARVEY MERRITT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $46,500.00.

James M Crawford
AFFIANT

Subscribed and sworn to before me on this the 8TH day of FEBRUARY, 1986.

M Lee Barrett
NOTARY PUBLIC

My commission expires: 10/19/86.

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 Albert Tolbert, Jr. and wife, Barbara Tolbert, Robert L. Tolbert and wife, Martha Tolbert, and Mary E. Merritt and husband, Harvey Merritt, 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 Nashville, Tennessee, this 8TH day of FEBRUARY, 1986.

M Lee Barrett
NOTARY PUBLIC

My commission expires: 10/19/86.

7.2579

IDENTIFICATION REFERENCE

FEB 21 3 56 PM '86

FELIX WILSON II REGISTER
DAVIDSON COUNTY, TN

This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
COLEMAN REAL ESTATE CLOSING SERVICE, INC.
9000 E. Church Street
Brentwood, TN 37027

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6787 PAGE 461

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

4650.00- CONT.
120.90 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 127.40-
6535402/21/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7-7-5-7-9

IDENTIF. REFERENCE

FEB 21 3 56 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 221025