file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Ronald W. Crawford
3605 Saratoga Drive
Nashville, TN. 37215

MORTGAGEE:
Zeitlin Financial Services, Inc.
4301 Hillsboro Road, Suite 200
Nashville, Tennessee 37215

MAP-PARCEL NUMBERS:
117-02-001
7DA-02724

BOOK 6872 PAGE 41

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, James R. Groseclose and W. E. Lewis, Jr., as joint tenants with right of survivorship, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ronald W. Crawford and wife, Teresa S. Crawford hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lots Nos. 25 and 26 Block "A" on the plan of Bellwood, of record in Book 547, pages 149 & 150, Register's Office for said County.

SAID Lots Nos. 25 & 26 adjoin and fronts together 115 feet on the easterly margin of Saratoga Drive and extends back 133.02 feet on the northerly line and 151.75 feet on the southerly line to a dead line in the rear, measuring 159 feet thereon.

Being the same property conveyed to James R. Groseclose and W. E. Lewis, Jr. as joint tenants with rights of survivorship by deed from Craig L. Sprinkle and wife, Ruth Sprinkle of record in Book 6651, page 805, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office, and easement for sanitary sewers and/or storm drainages of record in Book 4081, Page 728, said Register's Office.

This is (un)improved property, known as 3605 Saratoga Drive, Nashville, TN. 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 28th day of May, 19 86

W. E. Lewis, Jr.

James R. Groseclose

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of May, 19 86, before me personally appeared James R. Groseclose and W. E. Lewis, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6872 PAGE 42

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 220,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 28th day of May, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:
James R. Groseclose and W. E. Lewis, Jr.

to:
Ronald W. Crawford and wife, Teresa S. Crawford

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-24888

FELIX Z. MISSOHIA REGISTER
DAVIDSON COUNTY, TN

MAY 30 | 39 PM '86

IDENTIFICATION REFERENCE

0 5 6 6 3

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6872 PAGE 43

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
			280000.00- CONT.	
			572.00 CSTAX	
			.50 PRFEE	
			6.00 MORTG	
			CHECK	578.50-
			9798A05/30/86 CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 5 6 6 3

IDENTIFICATION REFERENCE

MAY 30 1 39 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253496