Instrument Prepared By:
D B. HERBERT
Kelley, Herbert & Crawford
Floor, L & C Tower
ville, Tennessee 37219

BOOK 6896 PAGE 312

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
131-01-82	Virginia White Crenshaw	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 3401 Trimble Road	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

1 3 7 8 7

IDENTIFICATION

JUN 24 3 29 PM '86

REGISTER DAVIDSON COUNTY, TN

RENAUD DELAPRAZ and wife, ANNELIE DELAPRAZ

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto VIRGINIA WHITE CRENSHAW

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 14 on the Plan of Russwood Heights, as of record in Book 2133, pages 12 and 13, and described as follows:

BEGINNING at a point in the southerly margin of Castleman Drive at the corner of Lots Nos. 13 and 14; thence with the line between said lots, southerly 207 feet to a corner of Lot No. 15; thence with the line between Lots 14 and 15 southeasterly 148.6 feet to the westerly margin of Trimble Road; thence with the margin of the same, northerly 221.6 feet to the beginning of a curve; thence around said curve, northwesterly 39.3 feet to the southerly margin of Castleman Drive; thence with the margin of the same, westerly 164.5 feet to the point of beginning.

Being the same property conveyed to Renaud Delapraz and wife, ANNELIE Delapraz by deed from Juanita R. Nipper (Unmarried) of record in Book 5967, page 424.

This conveyance is made subject to any and all zoning regulations, easements and rights of way for public utilities applicable to this property, restrictive covenants of record in Book 2098, page 60 and all matters shown on the recorded plan of record in Book 2133, page 12.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1986 taxes which have been prorate and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 23 day of June, 1986.

Renaud Delapraz

Annelie Delapraz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Renaud Delapraz and wife, Annelie Delapraz the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 23 day of June, 1986.

My commission expires: 7-9-89

Notary Public

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ 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 $ 111,500.00

Affiant Virginia White Crenshaw

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF June 86

MY COMMISSION EXPIRES: 7-9-89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
RENAUD DELAPRAZ AND WIFE

TO
VIRGINIA WHITE CRENSHAW

Boy 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6896 PAGE 314

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

111500.00- CONT.
289.20 CSTAX
.50 PRFEE
6.00 WDFEE
CHECK 296.40-
9360A06/24/86 32L .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13787-

IDENTIFICATION REFERENCE

JUN 24 3 29 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 262862