This Instrument Prepared By:
MITCHELL A. WATTS
Watts & Underwood
Suite 150 2000 Richard Jones Rd.
Nashville, Tennessee 37215

BOOK 7009 PAGE 801

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
R. Scott Crabtree et ux		Map 083-10
(NAME)	(NAME)	
1715 Woodland Street	SAME	Par. 306
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206		23W 07032
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of FORTY-FIVE THOUSAND, NINE HUNDRED FIFTY-NINE AND 35/100---------- *Dollars,*

Tyler C. Apffel (an unmarried person)

have this day bargained and sold, and do hereby transfer and convey unto the said R. Scott Crabtree and wife, Lenora Mosley Crabtree

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 54 on the Plan of Lockland, The Chadwell Home Place, of record in Book 57, page 135, Register's Office for Davidson County, Tennessee.

SAID Lot No. 54 fronts 50.0 feet on the northerly margin of Woodland, formerly Plum Street, and extends back between parallel lines 170.0 feet to a dead line to an alley.

BEING the same property conveyed to Tyler C. Apffel by deed from Tyler C. Apffel and Gale M. Davis, of record in Book 6307, page 21, Register's Office for Davidson County, Tennessee.

5293

IDENTIFICATION REFERENCE

OCT 15 10 39 AM '86

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Molton Allen & Williams in the original principal amount of $23,000.00 of record in Book 5556, page 201, in the Register's Office for said county, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $45,959.35

Subscribed and sworn to before me this the 14th *day of* October 1986

My commission expires: 3-11-90 *(Affix Seal)*

Affiant R. Scott Crabtree

Notary Public Mitchell A. Watts

This is improved (XX) unimproved ( ) property, known as 1715 Woodland Street *(House Number)* *(Street)* Nashville, TN 37206 *P.O. Address:* *(City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 14th *day of* October *19* 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Tyler C. Apffel

Tyler C. Apffel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7009 PAGE 802

Personally appeared before me Mitchell A. Watts, *a Notary Public in and for said County and State* Tyler C. Apffel

*the within named bargainor*_____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 14th *day of* October, *19* 86.

Mitchell A Watts
Notary Public

Commission expires 3/11/90

Mitchell A. Watts

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____
Notary Public

Commission expires _____

WARRANTY DEED

FROM
Tyler C. Apffel

TO
R. Scott Crabtree and wife, Lenora Mosley Crabtree

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

BOOK 7009 PAGE 803

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
			45959.35- CAPT.	
			128.00 CSTAX	
			.50 PRFEE	
			6.80 WDEED	
			CHECK	135.30-
			4090A 10/15/86 DAL	.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52938 IDENTIFICATION Oct 15 10 39 AM '86 FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TENN.

No. 00513