STEWART , BLACK & UNDERHILL
ATTORNEYS AT LAW
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

MW

BOOK 7028 PAGE 136

ADDRESS NEW OWNER(S):	MORTGAGEE:	MAP AND PARCEL NOS.
SYLESTINE CROWDER 2417 INGA STREET NASHVILLE,TN 37206	ERNEST L. CROWDER ET UX,	MAP 27-13 PARCEL 105 27W-01055

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) , cash in hand paid, and other good and valuable considerations, receipt and sufficiency of which are hereby acknowledged, ERNEST L. CROWDER ET UX, MARY B. CROWDER , hereinafter referred to as " GRANTOR(S) ", have this day bargained and sold, and by these presents does hereby transfer and convey unto the said SYLESTINE CROWDER, hereinafter referred to as " GRANTEE(S) ", her heirs and representatives, certain real estate in Davidson County, Tennessee being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property known as 2417 Inga Street, Nashville, Tennessee 37206.

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) her heirs and representatives forever, and we covenant with the said Grantee(s), their heirs and representatives, that we are lawfully seized and possessed of the "Property" in fee simple, and have a good right to convey it, and that the same is unencumbered except as set forth on Exhibit "B" attached hereto and incorporated herewith.

Grantor(s) further covenant and bind ourselves,our heirs and representatives, to warrant and forever defend the title to the "Property" to Grantee(s), her heirs and representatives against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have caused this Warranty Deed to be executed as of the 31st day of Oct., 1986.

Ernest L. Crowder
ERNEST L. CROWDER

Mary B. Crowder
MARY B. CROWDER

5913 9

IDENTIFICATION REFERENCE

Nov 3 9 46 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 37,733.17 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to befor me this the 31st day of October ,1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named ERNEST L. CROWDER ET UX, MARY B. CROWDER, the Bargainors with whom I am personally acquainted, and who acknowledged that they executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 31st day of October, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A "

Being Lot No. 32 on the Plan of Springdale Subdivision, being a resubdivision of Lots Nos. 64 to 80, both inclusive and Lots Nos. 119 to 173, both inclusive in Trevecca Subdivision, of Renaw, as of record in Book 974, page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 50 feet on the west side of Inga Street and extends back on the north line 147.7 feet and 152.5 feet on the south line to a line in the rear measuring 50.5 feet thereon.

Being the same property conveyed to Ernest L. Crowder et ux, Mary B. Crowder by deed from Mack David Alexander et ux, Peggy Alexander of record in Book 4933, page 861, said Register's Office.

" EXHIBIT B "

This conveyance is subject to the Plan of record in Book 974, page 18, said Register's Office and a deed of trust from Sylestine Crowder to Ernest L. Crowder et ux, Mary B. Crowder recorded simultaneously herewith.

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

RECEIVED OF _____

FOR _____

BOOK 7028 PAGE 140

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			37733.17- CAMT.	
			105.56 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 118.06-	
			13JAN/03/86 BAL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59139

IDENTIFICATION REFERENCE

Nov 3 9 46 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 07423