mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Steven Maly 255 Sailboat Dr. Nashville, Tn. 37217	SAME AS NEW OWNER MORTGAGEE: Heritage Federal Credit Union	Map 149-4 Parcel 199 2D-42789

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, FLOYD L. CROWELL and wife, MARJORIE O. CROWELL, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said STEVEN MALY, a single man, hereinafter referred to as the "GRANTEE", his 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 Lot No. 345 on the Plan of Edge-O-Lake Estates, Section 9, as of record in Book 3700, page 131, Register's Office for Davidson County, Tennessee.

Said Lot No. 345 fronts 83.27 feet on the northwesterly side of Sailboat Drive and extends back between lines measuring 135.93 feet on the northeasterly line and 145.23 feet on the southwesterly line to a dead line in the rear, on which it measures 67.47 feet.

Being the same property conveyed to Floyd L. Crowell and wife, Marjorie O. Crowell by deed from Charles D. Whorley and wife, Dorothy Whorley, of record in Book 4211, page 521, Register's Office, Davidson County, Tennessee.

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, his heirs and assigns, forever.

And We, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except (1) 1987 State & County taxes, a lien, prorated between the parties and assumed in full by Grantee; (2) Restrictions of record in Book 4145, page 195, said Register's Office, and (3) The Plan of record in Book 3700, page 131, said

Register's Office, shows Owner's Certificate, 30 foot setback line from Sailboat Drive and 10 foot easement for utility and drainage along the rear line of said lot.

And We, the GRANTORS, do further covenant and bind ourselves, our, heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS ~~our hands~~ on ~~this~~ the 5th day of February, 1987.

FLOYD L. CROWELL

MARJORIE O. CROWELL

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 FLOYD L. CROWELL and wife, MARJORIE O. CROWELL, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 5th day of February, 1987.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $82,000.00.

Affiant

Sworn to and subscribed before me, this the 5th day of February, 1987.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

91563

FEB 9 8 25 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

MAIL ENCL.

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

RECEIVED OF _____

FOR _____

BOOK 7130 PAGE 703

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

02[illegible] CAMT
209.60 CSTAX
.50 PRFE
26.00 WDED
CHECK 236.10
7954A02/09/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91563

IDENTIFICATION REFERENCE

FEB 9 8 25 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 43368