BOX 10

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April, 19 87

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL) 7-8-87

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	Send Tax Bills To/Mortgagee Is:	MAP-PARCEL NUMBERS
C & B Properties	Commerce Union Bank	08DA20450
C/O Blair Realitors (NAME)	(NAME)	
6010 Charlotte Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	090-08-0
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	180.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Donald Franklin Crocker and wife, Virginia P. Crocker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C & B Properties

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 15 on the plan of Charlotte Park Annex, of record in Book 3700, Page 49, Register's Office for said County.

Said Lot No. 15, which is a corner lot, fronts 41.13 feet on the southerly margin of Robertson Avenue and fronts 74.07 feet on the easterly margin of Annex Avenue, said frontages being joined by a curve having a length of 38.18 feet, and extends back 69.4 feet on the southerly line and 100.9 feet on the southeasterly line to a point of intersection.

Being the same property conveyed to Donald Franklin Crocker and wife, Virginia P. Crocker by deed from Max Puckett and wife, Rose P. Puckett of record in Book 4948, Page 749, Register's Office for Davidson County, Tennessee.

It is understood and agreed that a part of the consideration for the transfer of this propety is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Commerce Union Bank, of record in Book 5085, Page 923, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said County.

This transfer is subject to a 2nd Mortgage shown by a Deed of Trust of record in Book 7012, Page 906, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3963, Page 586, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is unimproved ( ) improved (X) property, known as 6415 Robertson Avenue, Nashville, TN 37209
(House Number) (Street) (P. O. Address) (City or Town) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 2nd day of April, 19 87

Donald Franklin Crocker
Donald Franklin Crocker

Virginia P. Crocker
Virginia P. Crocker

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INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Donald Franklin Crocker and wife, Virginia P. Crocker

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

WITNESS my hand, at office, this 2nd day of April, 19 87.

NOTARY PUBLIC

My commission expires:

7-28-87

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, 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 himself to be President (or other officer authorized to execute the instrument) 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 himself as

WITNESS my hand and seal, at office in

this day of, 19.

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Donald Franklin Crocker and wife,

Virginia P. Crocker

TO

C & B Properties

IDENTIFICATION REFERENCE

APR 7 2 51 PM '87

1228

68

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 7195 PAGE 185

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

[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12289

IDENTIFICATION REFERENCE

APR 7 2 51 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 66440