THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
4015 Travis Drive, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Robert Anderson Crutcher 4778 Drakes Branch Road Nashville, TN 37218	same	Map 81-10 Parcel 132

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

we, J. W. Hunter and wife, Sarah G. Hunter

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Robert Anderson Crutcher and wife, Margaret P. Crutcher

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 61 and the westerly 7 feet front and 20.5 feet rear of Lot No. 62 on the Map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, as of record in Book 161, page 155, Register's Office for said County.

Said Lot No. 61 and part of 62 front together 59.2 feet on the southerly side of Martha Street (now Delk) and run back 295 feet, more or less, on the easterly line and 303.5 feet on the westerly line with the easterly margin of 26th Avenue North to an alley.

Being the same property conveyed to J. W. Hunter and wife, Sarah G. Hunter by deed from John M. Battle, Jr. and wife, Paige S. Battle of record in Book 4459, page 254, Register's Office for Davidson County, Tennessee.

Tract 2:
Being part of Lot No. 23 on the Plan of Georgia Industrial Realty Company's Property, of record in Book 421, page 188, Register's Office for said County, described according to a copy of a survey made by Hickerson-Miller, Engineers, dated May 28, 1960, as follows:

Beginning at a point in the westerly margin of an alley, said point being located 170 feet south 8 degrees 45' east of the intersection of the westerly margin of said alley and the southerly margin of Delk Avenue; thence with the margin of said alley, south 8 degrees 45' east 153 feet to an iron pin; thence south 80 degrees west 314 feet to an iron pin set in the northeasterly margin of the Tennessee Central Railroad right-of-way; thence with the margin of the same, north 39 degrees 19' west 231 feet to a monument, a corner of Normal Heights Subdivision, Section I; thence with the southerly line of said subdivision, north 83 degrees 30' east 428.1 feet to the point of beginning.

Being the same property conveyed to James W. Hunter and wife, Sarah G. Hunter by deed from H. A. Vantrease and wife, Ruth Vantrease of record in Book 3096, page 138, Register's Office for Davidson County, Tennessee.

J. W. Hunter and James W. Hunter are one and the same person.

Taxes for the year 1987 are prorated and assumed by the Grantees herein.

( ) unimproved
This is ( ) improved property at 2525 Delk Avenue, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to 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 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 hands this 22nd day of June, 1987.

J. W. HUNTER

SARAH G. HUNTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. W. Hunter and Sarah G. Hunter the within named bargainors, 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 22nd day of June, 1987.

My Commission Expires:
1-31-89

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

BOOK 7275 PAGE 694

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 7000.00 .

Robert A. Carter
AFFIANT

Subscribed and sworn to before me this 22nd day of June 1987.

My Commission Expires:
1-31-89

Cynthia Ann Parker
NOTARY PUBLIC

39031

IDENTIFICATION REFERENCE

Jun 23 11 01 AM '87

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 7275 PAGE 695

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

/UUU.UU- CAMT.
19.60 CSTAX
.50 PRFEE
9.00 WDFEE
CHECK 29.10-
2280A06/23/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39031

IDENTIFT REFERENCE

JUN 23 [illegible] '87

DAVIDSON COUNTY, TN

No. 96510