THIS INSTRUMENT PREPARED BY: LAWRENCE E. RAMSEY
Attorney at Law
507 East College Street
Dickson, Tennessee 37055
LER/MST#1218

BOOK 7324 PAGE 728

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of SEVENTY THOSUAND AND 00/100 ($70,000.00) DOLLARS, Cash in Hand paid by ROBERT LEONARD OWENS and wife, ANNIE LAURA OWENS, receipt of which is hereby acknowledged, WE, BOBBY D. CROOK and wife, BONNIE F. CROOK, have bargained and sold, and by these presents do transfer and convey unto the said ROBERT LEONARD OWENS and wife, ANNIE LAURA OWENS, their heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot No. 139 Charlotte Park Subdivision, Section 2, of record in Book 2663, Page 22, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Said Lot fronts 70 feet on the Easterly side of Annex Avenue and extends back between lines 145.5 feet on the Northerly line and 146.7 feet on the Southerly line to a dead line measuring 70 feet thereon.

Being the same property conveyed to Bobby D. Crook and wife, Bonnie F. Crook, by deed from Eva Belle Hunt, unmarried, dated August 31, 1976, and of record in Book 5092, Page 923, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the restrictions and reservations of record in Book 2689, Page 38, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made; and said restrictions and reservations shall run with the land conveyed hereby, and without same this conveyance would not be made.

This conveyance is further subject to the terms and provisions of an Agreement between Consolidated Development, Inc. and City of Nashville, dated August 27, 1956, and of record in Book 2593, Page 566; and subject to all matters shown on plat of Charlotte Park Subdivision, Section II, in Book 2663, Page 22; all in the Register's Office of 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 ROBERT LEONARD OWENS and wife, ANNIE LAURA OWENS, their heirs and assigns, forever. And we do covenant with the said ROBERT LEONARD OWENS and wife, ANNIE LAURA OWENS, that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said ROBERT LEONARD OWENS and wife, ANNIE LAURA OWENS, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands this 12th day of August, 1987.

Bobby D. Crook
BOBBY D. CROOK

Bonnie F. Crook
BONNIE F. CROOK

(Continued)

5 5 5 7 5

IDENTIFICATION REFERENCE

Aug 13 10 29 AM '87

DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, BOBBY D. CROOK and wife, BONNIE F. CROOK, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

Witness my hand and official seal at office in said County this 12th day of August, 1987.

Notary Public

My Commission Expires: July 27, 1991

GWEN HAYES NOTARY PUBLIC DICKSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $70,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

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Robert Leonard Owens
Affiant

Sworn to and subscribed to before me this 12th day of August, 1987.

Notary Public

My Commission Expires: October 22, 1990

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Map 90-12
Parcel 173

Address New Owner
SEND TAX BILLS TO:
Mr. and Mrs. Robert Leonard Owens
528 Annex Avenue
Nashville, TN 37209

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7324 PAGE 730

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

70 .00- PAID
150.00
.50
5.00
PREV 215.50-
1282AUG87 13:57 PM .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 5 5 7 5

IDENTIFICATION REFERENCE

AUG 13 10 28 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 05212