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34

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,759.10 (Amount)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 19 87

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY

LEON SHARBER, ATTORNEY, 1161 MURFREESBORO ROAD, [illegible], NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Scales, Jr. (NAME)	The Lomas & Nettleton Company (NAME)	MAP 107-56
123 Five Oaks Drive (STREET ADDRESS OR ROUTE NUMBER)	2001 Bryan Tower (STREET ADDRESS)	PARCEL 123
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Dallas, TX 75201 (CITY) (STATE) (ZIP)	2DZ-6500F

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, Larry H. Crowder and wife, Marcia S. Crowder

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert W. Scales, Jr.

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:

BEING Unit No. 123 on the Plan of Five Oaks, a planned unit development as shown on the Plat of record in Plat Book 5200, page 255, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Larry H. Crowder and wife, Marcia S. Corwder by deed from Patricia H. Binkley and Richard H. Binkley and wife, Frances L. Binkley, of record in Book 6659, page 962, Register's Office for Davidson County, Tennessee.

This conveyance is subject all the rights, privileges and appurtenances thereunto belonging, as set forth in the Declaration of Covenants, Conditions, and Restrictions, of record in Book 5781, page 563, and in Book 5784, page 521, Register's Office for said County, including without limitation such lots interest in the common land and elements thereof.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6659, page 965, of the Register's Office for Davidson County, Tennessee, which the grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the grantee herein.

This is unimproved ( ) improved (X) property, known as 123 Five Oaks Drive, Nashville, TN 37217
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 unincumbered, unless otherwise noted, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title 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 this 14th day of August, 19 87

Marcia S. Crowder

Larry H. Crowder

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry H. Crowder and wife, Marsha S. Crowder

the bargainor, 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 14th day of August 19 87.

Commission expires [illegible] Notary Public

STATE OF TENNESSEE }
}

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ___.

My commission expires _____ Notary Public

WARRANTY DEED

FROM
Larry H. Crowder
Marsha S. Crowder

TO
Robert H. Sanders, Jr.

Return to: LEON SHARBER, ATTORNEY
1111 MURFREESBORO ROAD, SUITE 505
NASHVILLE, TN 37217

87 AUG 21 AM 10:49

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

95522

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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		PROFF - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56522

IDENTIFICATION REFERENCE

AUG 17 1 12 PM '87

DAVIDSON COUNTY, TN

No. 16316