File #6138

FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

BOOK 7330 PAGE 74

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LYNN Y. CRUMP	COMMERCE UNION BANK	MAP 160-12
(NAME)	(NAME)	
604 Spring House Court	P. O. Box 121999	PARCEL 137
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, Tennessee 37027	Nashville, Tennessee 37212-1999	FBN 6DU60473
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, JAMES W. WINTERS and wife, MARY ALICE WINTERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LYNN Y. CRUMP, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 95 on the Plan of Phase 2, Hearthstone, as of record in Plat Book 5200, page 323, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James W. Winters and wife, Mary Alice Winters by deed from Thomas J. Samolis and wife, Mildred F. Samolis of record in Book 6478, page 430, said Register's Office.

This conveyance is made subject to: (1) 1987 Taxes, which have been prorated and assumed by the Grantee(s); (2) Restrictions of record in Book 5409, page 485 and in Book 5802, page 577; and (3) All matters appearing on the Plan of record in Plat Book 5200, page 323, said Register's Office.

5 7.4 5.9

IDENTIFICATION REFERENCE

AUG 20 8 25 AM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 604 Spring House Court, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 17th day of August, 19 87.

James W Winters
JAMES W. WINTERS

Mary Alice Winters
MARY ALICE WINTERS

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires_____ Notary Public_____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public 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 _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES W. WINTERS and wife, MARY ALICE WINTERS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 17th day of August, 1987.

Helen D. Scott
Notary Public

My commission expires: 3/11/91

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,000.00

Elizabeth Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August, 19 87

MY COMMISSION EXPIRES: 3/11/91
(AFFIX SEAL)

Helen D. Scott
Notary Public

HELEN D. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

JAMES W. WINTERS and wife,

MARY ALICE WINTERS

TO

LYNN Y. CRUMP, unmarried

RETURN TO:

FILE BOX 38

First Title & Escrow Company, Inc.

P.O. Box 926

Suite 11C The Paddock

229 Ward Circle

BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7330 PAGE 76

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

182000.00- CAMT.
509.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 516.10-
3461A08/20/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 7 4 5 9

IDENTIFICATION REFERENCE

Aug 20 8 25 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 07340