file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
James C. Crothers
209 Stokesboro Court
Nashville, TN 37215

MORTGAGEE:
Union Planters National Bank
P.O. Box 470
Memphis, TN 38101

MAP-PARCEL NUMBERS:
MAP 117-7
PARCEL 139
16DA-1775

WARRANTY DEED BOOK 7429 PAGE 624

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Richard D. Sweeney and wife, Janice B. Sweeney hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James C. Crothers and wife, Teresa S. Crothers hereinafter called the Grantee, Grantee's 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. 3 on the plan of Stokesboro Court, of record in Book 6200, page 582, Register's Office for said County.

SAID Lot No. 3 fronts 117.57 feet on the broken southerly margin of Stokesboro Court and extends back 77.00 feet on the easterly line and 91.75 feet on the broken westerly line to a dead line in the rear, measuring 115.04 feet thereon.

BEING the same property conveyed to Richard D. Sweeney and wife, Janice B. Sweeney by deed from Stokes Court Joint Venture, a Tennessee Joint Venture, of record in Book 7176, page 141, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 7171, page 148, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Union Planters National Bank of record in Book 7231, page 514, said Register's Office.

This is (an) improved property, known as 209 Stokesboro Court, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 16th day of December, 19 87.

Janice B. Sweeney

Richard D. Sweeney

1208 12/18 0104 CHECK 35.50

STATE OF TENNESSEE
COUNTY OF Davidson

On this 16th day of December, 19 87, before me personally appeared Richard D. Sweeney and wife, Janice B. Sweeney, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7429 PAGE 625

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that _he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

James C. Crothers
Affiant

Subscribed and sworn to before me, this the 16th day of December, 1987.

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

[redacted]

WARRANTY DEED

from:
Richard D. Sweeney and wife,
Janice B. Sweeney

to:

James C. Crothers and wife, Teresa S. Crothers

[redacted]

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27202

DAVIDSON COUNTY, TN
ELLA Z. WILSON JR. REG.
Dec 18 10 09 AM '87

IDENTIFI REFERENCE

9 1 6 5 2



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7429 PAGE 626

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
				CAMT 1250.00
				CON TX 350.00
				PRFEE 0.50
				WDEED 6.00
				VOID
				CAMT 1250.00-
				CAMT 125000.00
				TOTAL 356.50
				CHECK 356.50

12/18/87 01 10111 0001 1208
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 1 6 5 2

IDENTIFICATION REFERENCE

DEC 18 10 09 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 46361