THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

mail

WARRANTY DEED BOOK 7625 PAGE 337

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Benjamin L. Crowder etux 319 Town Park Drive Nashville, TN 37217	Heritage Fed. Cred. Union 1212 Huxley St. Madison, Wisc. 53704-4295	Map 45, Parcel 46 Field Book: 14D52189

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, SANDRA K. HOWARD, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto BENJAMIN L. CROWDER and wife, FANNIE CROWDER, hereinafter referred to as 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 Tract No. 13 of the Dawson Property, and more particularly described as follows: BEGINNING at a point in the centerline of a 50 foot ingress and egress easement as it intersects the south line of the Harris A. Gilbert property, as shown in deed of record in Book 4199, page 868, Register's Office for Davidson County, Tennessee; thence with the south line of Gilbert, North 88 degrees 04 minutes 57 seconds East 1501.88 feet to a set I.P.and M.F.P. in a new pile of rocks in the center of a creek; thence South 61 degrees 02 minutes 16 seconds West 1412.24 feet to an I.P. and M.F.P. on the west side of said creek; thence North 65 degrees 02 minutes 04 seconds West passing through an I.P. and M.F.P. in the east margin of said easement, in all 616.56 feet to a point in the centerline of said easement; thence with the centerline of said easement, North 47 degrees 48 minutes 52 seconds East 300 feet; North 31 degrees 46 minutes 29 seconds East 83.38 feet; and North 15 degrees 08 minutes 31 seconds East 104.66 feet to the beginning, containing 14.040 acres, more or less, according to survey of Thomas H. Alley, No. 922, dated March 21, 1985.
>
> BEING the same property conveyed to SANDRA K. HOWARD by deed from KENNETH B. PEEK and wife, PENNY S. PEEK, of record in Book 7608, Page 242, Register's Office for 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 GRANTEES, their heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have

a good right to convey it and warrant that the same is unencumbered except for 1988 taxes which are a lien, but not yet due and payable, which have been prorated at the closing and which will be paid in full by the GRANTEES, when due. And subject to an easement for ingress and egress, not described but recited in the deed of record in Book 7608, Page 242, Register's Office for Davidson County, Tennessee.

And I, the GRANTOR, do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

DIANE MILLER executes this deed for and on behalf of SANDRA K. HOWARD, under the terms and provisions of a limited power of attorney, recorded simultaneously herewith.

WITNESS my hand by and through my Attorney-in-Fact, DIANE MILLER, on this the 4th day of August, 1988.

Sandra K. Howard
SANDRA K. HOWARD
by: DIANE MILLER,
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Diane Miller, to me known to be the person who executed the foregoing instrument on behalf of Sandra K. Howard and acknowledge that she executed the same as the free act and deed of Sandra K. Howard.

WITNESS my hand and official seal this the 4th day of August, 1988.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-10-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 7625 PAGE 339

The actual consideration or value, whichever is greater for this transfer is Thirteen Thousand Five Hundred Dollars ($13,500.00).

Benjamin L. Crowell
AFFIANT

Sworn to and subscribed before me, this the 4th day of August, 1988.

NOTARY PUBLIC

My commission expires: 1-10-89

This is unimproved property on Little Marrow Ln., Davidson County, Tennessee.

5824 4

AUG 12 12 15 PM '88

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7625 PAGE 340

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	13500.00
CON TX	44.55
PRFEE	0.50
WDEED	9.00
TOTAL	54.05
CHECK	54.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY ~~BANK~~ 6529

58244

IDENTIFICATION

AUG 12 12 15 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 123089