BOX TO WD-1

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,000.00

Don C. Crouch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF August, 19 88

Patricia Spicer Carden
Notary Public

MY COMMISSION EXPIRES: 7-13-89

(AFFIX SEAL)

BOOK 7631 PAGE 588

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 350, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
Don C. Crouch et ux (NAME)	Same/Ronald Eugene Sanders et ux (NAME)	23W05988
3665 Knight Road (STREET ADDRESS OR ROUTE NUMBER)	6640 Jocelyn Hollow Road (STREET ADDRESS)	083-13-0-401.00
Nashville, TN 37207 (CITY) (STATE) (P O ZIP)	Nashville, TN 37205 (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, WE, Ronald Eugene Sanders and wife, Patricia Sanders and Ronald Eugene Sanders, Executor of the Will of S. B. Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Don C. Crouch and wife, Lynn Crouch

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

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 83, Block J on the plan of Lindsley Home Place, of record in Chancery Court Book 2, page 92, Register's Office for said County.

Said part of Lot No. 83 fronts 50 feet on the southerly margin of Russell Street and extends back between parallel lines, with the westerly margin of S. 16th Street, 161 feet, more or less to an alley.

Being the same property conveyed to S. B. Sanders by deed from Elsie M. Lodge of record in Book 4496, page 650, said Register's Office. S. B. Sanders having since died leaving Ronald Eugene Sanders as Executor by Will in Will Book 149, page 811, Probate File# 75937, and owner of said property by devise.

This conveyance is made subject to the matters set forth in the above referenced plan of record.

AUG 19 2 22 PM '88

IDENTIFICATION REFERENCE

6 0 4 9 3

unimproved ( )
This is improved (X) property, known as 1520 Russell Street, (House Number) (Street) Nashville, TN 37206 (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 unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land 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 s this 16th day of August, 19 88

Ronald E Sanders Executor
Ronald Eugene Sanders, Executor

Patricia Sanders
Patricia Sanders

Ronald E Sanders
Ronald Eugene Sanders

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INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Williamson

Personally appeared before me, the undersigned, a Notary Public of said county, Ronald Eugene Sanders and wife, Patricia Sanders and Ronald Eugene Sanders, Executor of the Will of S. B. Sanders

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 16th day of August, 1988.

NOTARY PUBLIC

My commission expires:

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

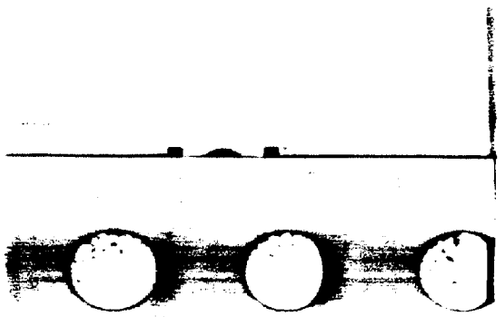
Ronald Eugene Sanders and wife, Patricia Sanders and Ronald Eugene Sanders, Executor

TO

Don C. Crouch and wife, Lynn Crouch

PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027

9141 08/19 0101 CHECK 138.50



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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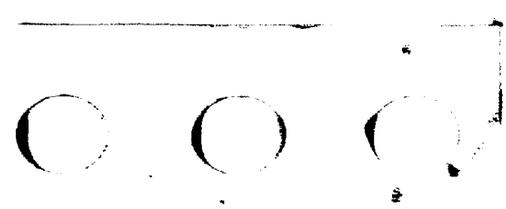
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 40000.00
CON TX 132.00
PRFEE 0.50
WDEED 6.00
TOTAL 138.50
CHECK 138.50

08/19/88 01 14:24 0001 9141

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK







60493

TENNESSEE

AUG 19 2 22 PM '88

No. 125675