file box 8/jcb

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

BOOK 7718 PAGE 609

ADDRESS NEW OWNER:
Alice D. Cromartie
3832 Augusta Drive
Nashville, TN 37207

MORTGAGEE:
BarclaysAmerican/Mortgage Corporation
5032 Parkway Plaza Blvd.
Charlotte, NC 28217

MAP-PARCEL NUMBERS:
MAP 59-10
PARCEL 153
13DA 33350

**WARRANTY DEED**

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, Annie Lee Clark, as to a one-half undivided interest, and Deborah Marsh, Henry Douglas Short, Jr., and James E. Short, as to a one-half undivided interest, as devisees under the Will of Laura E. Short hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Alice D. Cromartie, unmarried,

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. 375 on the plan of Section 3 Haynes Manor, of record in Book 4175, Page 11, Register's Office for said County.

SAID Lot No. 375 fronts 74.00 feet on the southerly margin of Augusta Drive and extends back 117.1 feet passing a witness line at 87.1 feet on the easterly line and 119.3 feet passing a witness line at 89.1 feet on the westerly line to a dead line in the rear, measuring 93.09 feet thereon.

BEING the same property conveyed to Annie Lee Clark and Laura Elizabeth Short by deed from John M. Brown and wife, Carolyn S. Brown, of record in Book 5351, Page 120, said Register's Office. Elizabeth Short has since died and by Will of record in Will Book 157, Page 527, Probate Court Clerk's Office for said County, a one-half undivided interest in subject property was devised to Deborah Marsh, Henry Douglas Short, Jr. and James E. Short.

The property herein conveyed is subject to restrictive covenants of record in Book 4228, Page 685 and Book 4243, Page 869, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 3832 Augusta Drive, Nashville, TN 37207.

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 30th day of November, 1988.

Deborah Marsh

Annie Lee Clark

James E. Short

Henry Douglas Short, Jr.

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 30th day of November, 1988, before me personally appeared Annie Lee Clark, Deborah Marsh, Henry Douglas Short, Jr., & James E. Short, 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.

My Commission Expires: Oct 9, 1991

Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** _____

BOOK 7718 PAGE 610

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 $ 74,750.00.

Affiant

Subscribed and sworn to before me, this the 30th day of November, 1988.

My Commission Expires: Oct 9, 1991

Notary Public

90431

IDENTIFICATION REFERENCE

Dec 2 2 35 PM '88

FILED & RECORDED
DAVIDSON CO., TN

**WARRANTY DEED**

from:

ANNIE LEE CLARK, et al

to:

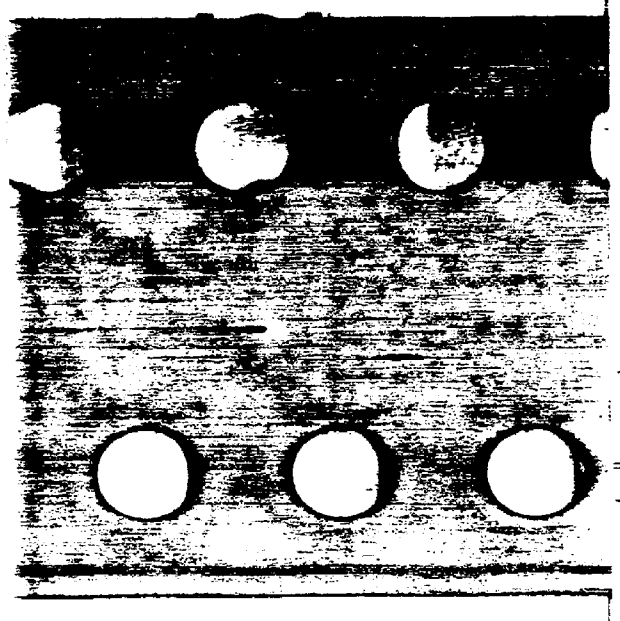
ALICE D. CROMARTIE

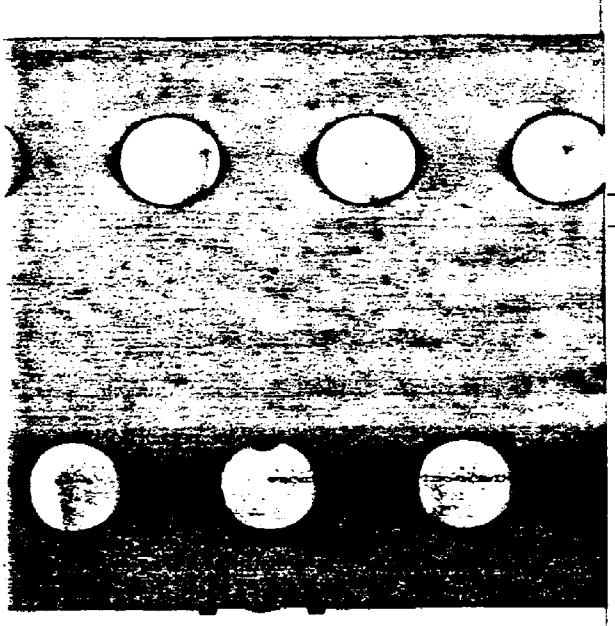
3751 12/02 0101 CKCHECK 253.01

**PERCY WILKINS, JR.**
and
**CHRISTY WILKINS IVEY**

**Attorneys at Law**
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-28025





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

RECEIVED OF _____

FOR _____

BOOK 7718 PAGE 611

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 74750.00
CON TX 246.51
PRFEE 0.50
WDEED 6.00
TOTAL 253.01
CHECK 253.01

12/02/88 01 14:35 0001 3751

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

90431

IDENTIFICATION REFERENCE

DEC 2 2 35 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

**No.** 159978