file box 8/tl

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Richard Lewis Crosby
2312 Lindell Avenue
Nashville, TN 37204

MORTGAGEE:
First Federal Savings Bank of Tennessee
101 West Lincoln Street
Tullahoma, TN 37388

MAP-PARCEL NUMBERS:
MAP 105-14
PARCEL 284
6DA-22342

WARRANTY DEED

BOOK 7958 PAGE 861

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, Lorene H. Pyburn, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Richard Lewis Crosby, 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 part of Lot 3, Block 30 on the Plan of Yarbrough's Subdivision of Woodland, as of record in Book 161, page 104, Register's Office for said County, and described according to a survey made April 24, 1969, by Thomas B. Lee, Surveyor as follows:

BEGINNING at an iron pin in the easterly margin of Lindell Avenue, 267.5 feet southerly from the southerly margin of Bradford Avenue; thence leaving said Avenue, North 74 degrees 47 minutes East 121.26 feet to an iron pin in the westerly right of way of Interstate Highway; thence with the same, South 13 degrees 35 minutes East 50.03 feet to an iron pin; thence South 74 degrees 47 minutes West 119.90 feet to an iron pin in the easterly margin of Lindell Avenue; thence with the margin of the same, North 15 degrees 06 minutes West 50 feet to the point of beginning.

BEING the same property conveyed to Leslie F. Pyburn and wife, Lorene H. Pyburn by deed from The Nashville Housing Authority of record in Book 4359, page 498, said Register's Office. Leslie F. Pyburn has since died.

The property herein conveyed is subject to restrictive covenants of record in Book 4220, page 723, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (~~an~~) improved property, known as 2312 Lindell Avenue, Nashville, TN 37204.

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 10th day of October, 19 89.

Lorene H. Pyburn

Lorene H. Pyburn

STATE OF TENNESSEE
COUNTY OF Davidson

On this 10th day of October, 19 89, before me personally appeared Lorene H. Pyburn, 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 she executed the same as her free act and deed.

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7958 PAGE 862

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 $ 62,500.00.

Richard Lewis Crosby
Affiant

Subscribed and sworn to before me, this the 10th day of October, 1989.

My Commission Expires: Oct 9, 1991

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Christy Wilkins Ivey
Notary Public

4845 10/11 0101 03CHECK 213.25

WARRANTY DEED

from:
Lorene H. Pyburn, unmarried

to:
Richard Lewis Crosby, unmarried

WILKINS & IVEY

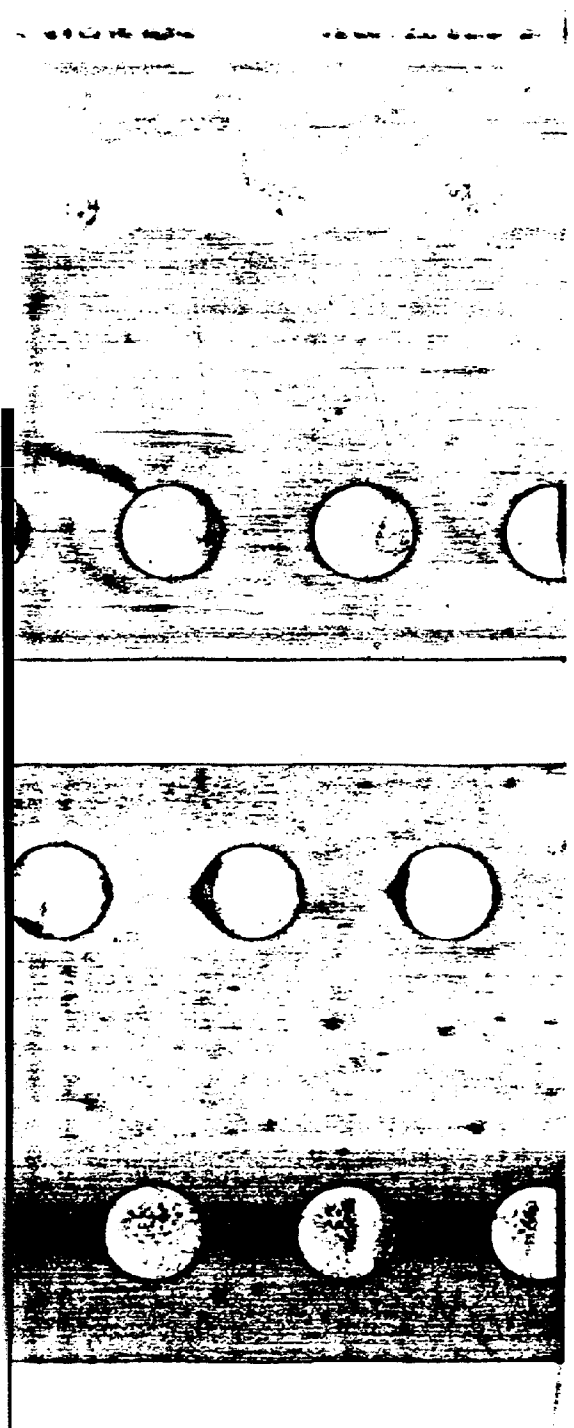
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

IDENTIF. TREFERENCE

7 3 2 9 4

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

Oct 11 1 40 PM '89



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

RECEIVED OF _____

FOR _____

BOOK 7958 PAGE 863

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 62500.00
CON TX 206.25
PRFEE 1.00
WDEED 6.00
TOTAL 213.25
CHECK 213.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/11/89 01 13:41 0001 4845

73294

IDENTIF. REFERENCE

OCT 11 1 40 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 257019