FILE BOX 38 FILE #9233

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

BOOK 8020 PAGE 664

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| G. RIKE CRUMPLER, JR. (NAME) | Leader Federal Bank for Savings (NAME) | MAP 115-3 |
| 725 Brook Hollow Road (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 2926 (STREET ADDRESS) | PARCEL 92 |
| Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP) | Memphis, TN 38101 (CITY) (STATE) (ZIP) | FB #8DZ49435 |

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, LIONEL H. GUY and BRENDA G. HELTON and MARGARET D. STUBBS, devisees under the Last Will and Testament of Eleanor C. Dodson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO G. R. CRUMPLER, JR. and JOHN T. LONG, both unmarried, as joint tenants with the right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 90 on the Plan of Brook Meade Section II, as of record in Plat Book 2133, page 76, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William D. Dodson and wife, Eleanor C. Dodson by deed from John William Jewell and wife, Mary Anna L. Jewell of record in Book 3612, page 419, said Register's Office. William D. Dodson has since died. Eleanor C. Dodson has subsequently died and devised said property to Lionel H. Guy, Brenda G. Helton, and Margaret D. Stubbs by Will of record in Will Book 168, page 373, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1990 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 2133, page 76, said Register's Office.

94432

IDENTIFI REFERENCE

JAN 8 6 10 AM '90

DAVIDSON COUNTY, TN

0783 01/08 0101 03CHECK 307.30

This is improved (XX) unimproved ( ) property, known as 725 Brook Hollow Road, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 4th day of January, 1990

Lionel H. Guy By Brenda G. Helton — Brenda G. Helton

LIONEL H. GUY — BRENDA G. HELTON

BY: Brenda G. Helton, Attorney-In-Fact for the said Lionel H. Guy by Power of Attorney recorded simultaneously herewith.

MARGARET D. STUBBS

Margaret D. Stubbs

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA G. HELTON and MARGARET D. STUBBS

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 4th day of January, 19 90.

My commission expires 3/11/91 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA G. HELTON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact of LIONEL H. GUY, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 4th day of January, 1990.

My Commission Expires: 3/11/91

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January, 1990

MY COMMISSION EXPIRES: 3/11/91
(AFFIX SEAL)

Notary Public

WARRANTY DEED

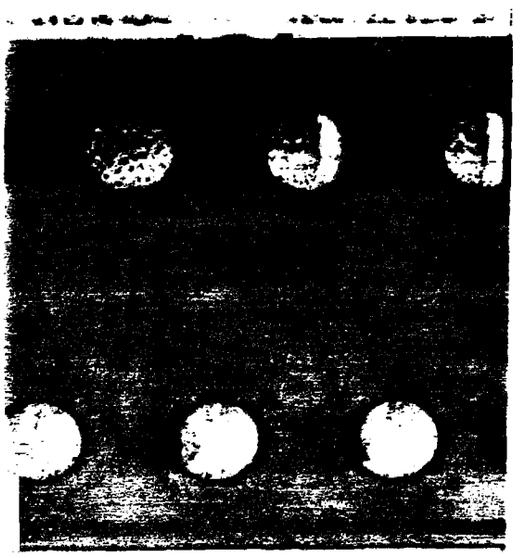
FROM

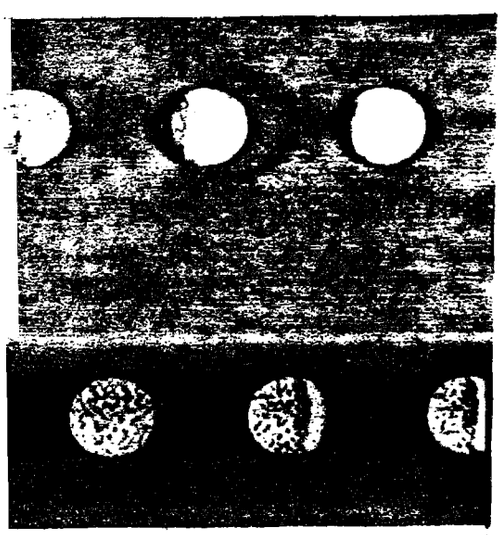
LIONEL H. GUY and BRENDA G. HELTON and MARGARET D. STUBBS devisees under the Last Will and Testament of Eleanor C. Dodson

TO

G. R. Crumpler, Jr. and John T. Long, both unmarried

PLEASE RETURN TO: FILE BOX 38
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

**BOOK 8020 PAGE 666**

| | | |
|---|---|---|
| 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 91000.00
CON TX 300.30
PRFEE 1.00
WDEED 6.00
TOTAL 307.30
CHECK 307.30

01/08/90 01 08:49 0001 0783

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94432

IDENTIFI REFERENCE

JAN 8 8 48 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 281926