# WARRANTY DEED

Box 35

| THIS INSTRUMENT PREPARED BY: | SEND TAX BILLS TO: New Owner | MAP PARCEL NUMBERS |
|---|---|---|
| Safetrans<br>1025 Crosstown Circle<br>Eden Prairie, MN 55344 | (NAME) | Map 162-6<br>Par 319 |
| New Owner:<br>Clifford W. Taylor, Sr.<br>147 Old Tusculum Road<br>Nashville, TN 37013 | (STREET ADDRESS)<br>(CITY) (STATE) (ZIP) | |

BOOK 8242 PAGE 869

**THIS INDENTURE**, made and entered into this 9 th day of November, 19 90, by and between

John E. Crowe, III, & Wife Angela

party of the first part, and

Clifford W. Taylor, Sr. and wife, Juanita B. Taylor

party of the second part,

**WITNESSETH**: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson State of Tennessee,

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF BESS ESTATES, SECTION ONE, OF RECORD IN BOOK 4460, PAGE 154, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 3 FRONTS 73.00 FEET ON THE SOUTHERLY MARGIN OF OLD TUSCULUM ROAD AND EXTENDS BACK, 137.00 FEET, BETWEEN PARALLEL LINES, TO A DEAD LINE IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO JOHN E. CROWE, III, BY QUITCLAIM DEED FROM EURETTA K. CROWE, OF RECORD IN BOOK 5457, PAGE 607, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby convenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

[illegible] 213.25

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

John E. Crowe III
John E. Crowe, III

Angela Crowe
Angela Crowe

**INDIVIDUAL** GA.
STATE OF ~~TENNESSEE~~,
COUNTY OF DEKALB

Personally appeared before me, Gail Morris, a Notary Public of said County and State, John E. Crowe, III, & Wife Angela, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that t he y executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of November, 19 90.

My Commission Expires 24th day of April, 19 94.

Gail Morris
Gail Morris Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $62,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Juanita B. Taylor
Affiant

Subscribed and sworn to before me this 26th day of Nov, 19 90

Gail Morris
NOTARY PUBLIC

My commission expires: 7-23-93

PROPERTY ADDRESS:

FILED & RECORDED
DAVIDSON COUNTY TN.
Nov 26 11 43 AM '90

IDENTIF. REFERENCE 74685

Chicago Title Insurance Company
61 Adams Ave.
Memphis, Tennessee 38103

F. 1890 R. 8/86

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8242 PAGE 870

| | | |
|---|---|---|
| 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

11/26/90 01 11:41 0001 9840

74685

IDENTIF. REFERENCE

Nov 26 11 43 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 375821