BOOK 8247 PAGE 839

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,718.55

Richard Alan Lonow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF November 19 90

Mark A. Ellmore
Notary Public

MY COMMISSION EXPIRES: March 11, 1991
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, 388 Harding Place, Suite C, Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Alan Lonow (NAME)	Cenlar Federal Savings Bank (NAME)	MAP 53-3
1301 Berry Street (ADDRESS)	P. O. Box 19099 (ADDRESS)	PARCEL 111
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Jacksonville, FL 32245-9099 (CITY) (STATE) (ZIP)	

FOR AND 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, Robert B. Crues and wife, Pamela J. Crues

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Alan Lonow

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 the Fourth Civil District of Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 123, Section C, Village of Old Hickory, as shown on Paln recorded July 16, 1948 in Book 1424, page 66, Register's OFfice for Davidson County, Tenenssee; located on southeast corner of intersection of Berry and Thirteenth Streets containing 0.08 acres, more or less.

Being the same property conveyed to Robert B. Crues and wife, Pamela J. Crues by deed from Jack D. Birdwell and wife, Betty Price Birdwell of record in Book 7508, page 353, Register's Office for Davisdon County, Tennessee.

This conveyance is made subject to any and all existing easements, restrictions and building setback lines of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust of record in Book 7508, page 356, Register's Office for Davidson County, Tennessee which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees herein.

unimproved ( )
This is improved (X) property, known as 1301 Berry Street, Old Hickory, Tennessee 37138
(House Number) (Street) (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 28th day of November, 19 90

Robert B Crues

Robert B. Crues

Pamela J. Crues

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert B. Crues and wife, Pamela J. Crues

the 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 purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of November 19 90

Commission expires March 11, 1991

Mark A. Ellmore
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

76479

IDENTIF. TREFERENCE

DEC 3 11 21 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

5478 12/03 0101 03CHECK 154-51

WARRANTY DEED

FROM

Robert B. Crues and wife, Pamela J. Crues

TO

Richard Alan Lonow

RETURN TO:

Mark A. Ellmore
388 Harding Place, Suite C
Nashville, Tennessee 37211

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 44718.55
CON TX 147.51
PRFEE 1.00
WDEED 6.00
TOTAL 154.51
CHECK 154.51

12/03/90 01 11:20 0001 5478

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76479

IDENTIF. REFERENCE

DEC 3 11 21 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 377956