THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 301
Goodlettsville, Tennessee 37072

mail

WARRANTY DEED

BOOK 8295 PAGE 141

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP/PARCEL
John A. Crawford, single P.O. Box 785 Spring Hill, Tn. 37174	NEW OWNER	Map 83-14 Parcel 131 Field Book I.D.# 23W 6070

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, including the assumption and payment of one certain Note dated November 20th, 1984, executed by Thomas J. Fitzpatrick, et ux, secured by a Deed of Trust to Douglas R. Berry, Trustee, of record in Book 6442, page 284, Register's Office for Davidson County, Tennessee, to secure to T. A. Oldham the original principal amount of $39,323.54, which the GRANTEE herein assumes and agrees to pay and hold GRANTOR harmless from same, the receipt all of which is hereby acknowledged, I, THOMAS J. FITZPATRICK, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do hereby transfer and convey unto JOHN A. CRAWFORD, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Lot No. 67 of Block "A" on the Map of Priest Home Place, of record in Book 161, page 102, Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the southerly side of Russell Street and runs back between parallel lines along the westerly margin of 18th Street, 160 feet to an alley.

Being the same property conveyed to Thomas J. Fitzpatrick by deed from Ronald A. Hasty and wife, Brenda Hasty of record in Book 6442, page 281, Register's Office for Davidson County, Tennessee.

MARY E. FITZPATRICK, wife of THOMAS J. FITZPATRICK, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise.

The current mailing address for the said property is: 200-202 S. 18th Avenue, Nashville, Tennessee, 37213.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And, GRANTOR does covenant with the said GRANTEE, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrant that the same is unencumbered, except as follows:

1. 1991 taxes, a lien but not yet due and payable, which have been prorated and will be paid in full by GRANTEE when become due and payable.

2. Those matters as they appear of record in the Register's Office for Davidson County, Tennessee.

3. Deed of Trust executed by Thomas J. Fitzpatrick to Douglas R. Berry, Trustee, of record in Book 6442, page 284, Register's Office for Davidson County, Tennessee. By his signature hereto, GRANTEE fully assumes the indebtedness under the said mortgage and he agrees to pay same in a timely manner and to faithfully perform under the said mortgage, as fully as to the same extent as if he were the original mortgagor. Further, GRANTEE hereby agrees to indemnify and hold harmless GRANTORS, their heirs, personal representatives, or assigns, from any costs, expense or judgment relating to any claim, demand or suit concerning the said mortgage, including the GRANTORS reasonable attorneys fees, court costs and other litigation expenses.

The GRANTOR represents and warrants that the present existing balance of the mortgage loan in favor of MRS. T. A. OLDHAM as evidenced by the Deed of Trust of record in Book 6442, Page 284, Register's Office for DAVIDSON County, Tennessee, as hereinabove recited is $37,222.59.

And GRANTOR does further covenant and bind himself, his heirs and representatives to warrant and forever defend the title to the land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 18th day of February, 1991.

GRANTEE:

JOHN A. CRAWFORD

GRANTOR:

THOMAS J. FITZPATRICK

MARY E. FITZPATRICK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS J. FITZPATRICK and wife, MARY E. FITZPATRICK, a single man, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 18th day of February, 1991.

NOTARY PUBLIC

My Commission Expires: 12/29/93

BOOK 8295 PAGE 143

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared JOHN A. CRAWFORD, a single man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 18th day of February, 1991.

NOTARY PUBLIC

My commission expires: 12/29/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $37,933.19.

AFFIANT

Sworn to and subscribed before me, this the 18th day of February, 1991.

NOTARY PUBLIC

My Commission Expires: 12/29/93

93789

IDENTIF. TREFERENCE

FEB 20 8 51 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

7963 02/20 0101 03CHECK 135.07

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8295 PAGE 144

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 37933.19
CON TX 125.07
PRFEE 1.00
WDEED 9.00
TOTAL 135.07
CHECK 135.07

02/20/91 01 08:52 0001 7963

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93789

IDENTIF. TREFERENCE

FEB 20 8 51 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 398228