This Instrument Prepared By:
**Stokes & Bartholomew, P. A.**
**424 Church Street, Suite 2800**
**Nashville, TN 37219**
**Return to Box 50**

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ADDRESS NEW OWNER:
James Cary Stroud
1012 Tyne Boulevard
Nashville, Tennessee 37220

SEND TAX BILL:
*To Mortgagee*

MORTGAGEE:
Third National Bank in Nashville
201 Fourth Avenue North
Nashville, Tennessee 37244

MAP AND PARCEL:
MAP 145-4
GROUP
PARCEL 16

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/ we, J. Felton Crouch and wife, Blanche R. Crouch hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto James Cary Stroud, an unmarried person, hereinafter called the GRANTEE(S), his heirs successors 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. 7 on the Map of the First Addition to Lealand Manor, a part of the Overton Lea Estates, not of record, described according to a survey made by William A. Pitts, February 7, 1947.
>
> Beginning on the northerly margin of Tyne Boulevard at the corner of Lots Nos. 6 and 7; thence with the line between said lots, North 2 deg. 29 min. East 450.6 feet to the south line of Gateway Acres, Second Addition; thence with said line, westwardly 300 feet to the corner of Lots Nos. 7 and 8; thence with the line between said lots, southwardly 463 feet to the northerly margin of Tyne Boulevard; thence with the northerly margin of same, eastwardly 300 feet to the beginning.
>
> Being the same property conveyed to J. Felton Crouch and wife, Blanche R. Crouch by deed from H. Stennis Little, Jr. and wife, Susan Little, of record in Book 5035, page 290, Registers's Office for Davidson County, Tennessee.

This is improved property known as 1012 Tyne Boulevard, Nashville, Tn 37220.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, governmental regulations that may affect the premises and the following exceptions:

1. Taxes for 1991 a lien but not yet due and payable.

2. Restrictions of record in Book 1081, page 643, Book 1813, page 304, and Book 1881, page 496, said Register's Office.

3. Easement of record in Book 6288, page 522, said Register's Office.

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(S), his heirs, successors and assigns, forever; and GRANTOR(S) do covenant with the said GRANTEE(S) 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness our hands this the 16th day of August, 1991.

J. Felton Crouch
J. Felton Crouch

Blanche R. Crouch
Blanche R. Crouch

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named J. Felton Crouch and wife, Blanche R. Crouch the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at office, this the 16th day of August, 1991.

R. L. Moore, NOTARY PUBLIC

My Commission Expires: November 21, 1992

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 275,000.00.

AFFIANT

Subscribed and sworn to before me
this 16th day of August, 1991.

R. L. Moore, NOTARY PUBLIC
My Commission Expires: November 21, 1992

39919

Aug 19 10 30 AM '91



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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

| | |
|---|---|
| CAMT | 275000.00 |
| CON TX | 1017.50 |
| PRFEE | 1.00 |
| MRFEE | 6.00 |
| TOTAL | 1024.50 |
| CHECK | 1024.50 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

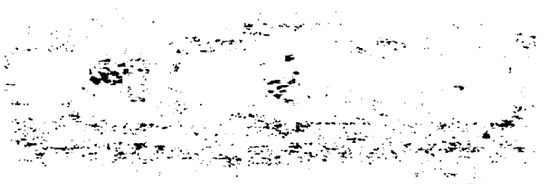
10:7 0001 4582

39919

IDENTIFICATION REFERENCE

AUG 19 10 30 AM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.



**No.** 451110