Mail

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

BOOK 8451 PAGE 43

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Susan B. Crockarell and Patricia B. Warner 2804 Grandview Avenue Nashville, TN 37211	Margaret McCrory 712 3rd Street Lawrenceburg, TN 38464	Map # 119.09 Parcel # 110

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, WARREN M. SMITH, ADMINISTRATOR C.T.A. of the Estate of Davis Leroy McSpedden, William L. MCSPEDDEN and wife, MARIE MCSPEDDEN, do hereby transfer and convey unto SUSAN B. CROCKARELL and PATRICIA B. WARNER, as tenants in common, their successors and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plat of the McLean Subdivision as of record in Book 421, Page 130, Register's Office for said County.

Said Lot No. 16 fronts 50 feet on the easterly side of Caldwell Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Davis Leroy McSpedden and wife, Lena Margarette McSpedden by deed from H.S. McSpadden and wife, Annie May McSpadden of record in Book 1344, Page 648, Register's Office for Davidson County, Tennessee. The said Lena Margarette McSpedden having predeceased Davis Leroy McSpedden vesting fee simple title in Davis Leroy McSpedden as surviving tenant by the entirety. The said Davis Leroy McSpedden having since died on June 24, 1991 leaving a Last Will and Testament of record in Will Book 176, Page 93, Probate Court Clerk's Office for Davidson County, Tennessee, whereby he devised the herein described property to William L. McSpedden, his son and sole next of kin. The said William L. McSpedden was named executor of the estate of Davis Leroy McSpedden. The said William L. McSpedden having declined to serve as executor, the undersigned Warren M. Smith was appointed Administrator C.T.A. of the estate of Davis Leroy McSpedden and joins in this conveyance for the purpose of transfering and conveying any interest the estate of Davis Leroy McSpedden has in the herein described property. The said Marie McSpedden is joining on this transfer to convey any marital interest she may have in said property.

This land is improved property known as 2804 Grandview Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said SUSAN B. CROCKARELL and PATRICIA B. WARNER, their heirs, successors and assigns forever.

The undersigned covenant with the said SUSAN B. CROCKARELL and PATRICIA B. WARNER, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1991 which are prorated to the date of closing and paid by the Grantors.

2. Matters set forth on the Plan of record in Book 421, Page 130, Register's Office for Davidson County, Tennessee.

Except as set forth above, the undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said SUSAN B. CROCKARELL and PATRICIA B. WARNER, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 18th day of September, 1991.

WARREN M. SMITH, ADMINISTRATOR C.T.A.
of the Estate of D.L. McSpedden

WILLIAM L. MCSPEDDEN

MARIE MCSPEDDEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth L. Barnard, a Notary Public in and for said State and County, Warren M. Smith, Administrator C.T.A. of the Estate of D.L. McSpedden, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of September, 1991.

NOTARY PUBLIC
My Commission Expires: 1/23/94

STATE OF TEXAS)
COUNTY OF Kosciusko)

Personally appeared before me, Mayme D. Tune a Notary Public in and for said State and County, William L. McSpedden and wife, Marie McSpedden, the within named 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 instrument for the purposes therein contained.

Witness my hand and official seal at Forney, Texas, this 26th day of September, 1991.

MAYME D. TUNE
Notary Public
STATE OF TEXAS
My Comm. Exp. Aug. 20, 1992

Mayme D. Tune
NOTARY PUBLIC
My Commission Expires: 8-20-92

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $20,000.00.

Susan B. Crockarell
SUSAN B. CROCKARELL

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

Elizabeth L. Barnard
NOTARY PUBLIC
My Commission Expires: 1/23/94

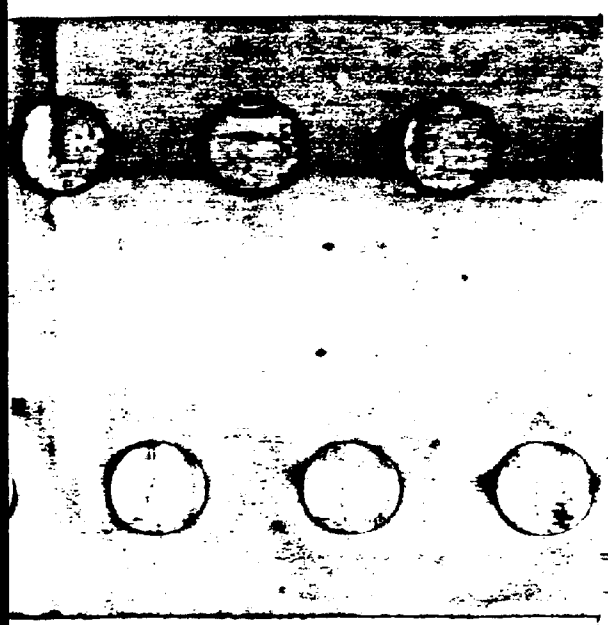
4.9.8.9.9

IDENTIFICATION REFERENCE

SEP 26 3 07 PM '91

FELIX Z WILSON III RECORDER
KOSCIUSKO COUNTY, IN

4392 09/26 0101 03CHECK 84.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

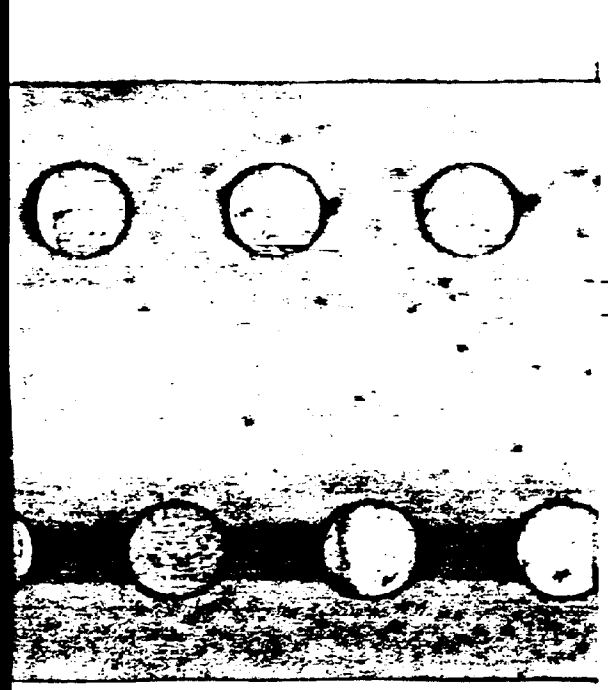
BOOK 8451 PAGE 46

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	20000.00
CON TX	74.00
PRFEE	1.00
WDEED	9.00
TOTAL	84.00
CHECK	84.00

09/26/91 01 15:07 0001 4392



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.9 8.9 9.

IDENTIFICATION REFERENCE

SEP 26 3 07 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 462571