County 42

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

BOOK 8587 PAGE 194

ADDRESS NEW OWNER:
~~Andrew M. Crane~~
Barbara B. Crane
405 Westview Avenue
Nashville, Tennessee 37205

SEND TAX BILL:
~~Same~~
to mortgagee

MAP AND PARCEL:
MAP 116
GROUP 11
PARCEL 51

MORTGAGEE:
NationsBanc Mortgage Corporation
of Virginia
201 East Cary Street
Richmond, Virginia 23219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, David Bartholomew and wife, Caroline Bartholomew, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ~~Andrew M. Crane and wife,~~ Barbara B. Crane, 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 Davidson County, Tennessee being Lot No. 63 and part of Malone Street, (now closed) lying immediately West and North of same, on the Map of the Royal Oaks Land Company's Subdivision of the Baker Tract as of record in Book 421, pages 102 and 103, Register's Office for said County, and described according to a copy of a survey thereof made May 10, 1947, by Harvey Gee, Surveyor, as follows:

Beginning at a point on the westerly margin of Westview Avenue at an iron pin, the corner of Lots 63 and 64; thence with the westerly margin of Westview Avenue and the same if extended, northerly 203 feet to an iron pin in the present westerly margin of Westview Avenue, in a fence line; thence westerly, along the fence line, 169.5 feet to an iron pin in a stone wall; thence with said stone wall, southerly 250.7 feet to another iron pin opposite the corner of Lots nos. 63 and 64; thence easterly crossing said part of said Malone Street (now closed) and the line between Lots nos. 63 and 64, 267 feet to the beginning.

Being the same property conveyed to David Bartholomew and wife, Caroline Bartholomew by Deed of Record in Book 7879, page 314, and re-recorded in Book 7897, page 921, Register's Office for Davidson County, Tennessee.

This is improved property known as 405 Westview Avenue, Nashville, Tennessee 37205.

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

1. A lien for 1992 taxes, not yet due and payable.

2. Easement for sanitary sewer granted to the City of Belle Meade in Book 5786, page 988, said Register's Office.

3. Restrictions of record in Book 421, pages 102 and 103, 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 Grantees their heirs and assigns, forever; and Grantors, do covenant with the said Grantees that Grantors 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 Grantors do further covenant and bind themselves, their 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 27th day of March, 1992.

David Bartholomew

Caroline Bartholomew

STATE OF TENNESSEE
COUNTY OF DAVIDSON

1390 03/30 0101 03CHECK 1481.45

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David Bartholomew and Caroline Bartholomew, 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 Nashville, Tennessee, this the 27 day of March, 1992.

NOTARY PUBLIC

My Commission Expires: 05/20/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 398,500.

AFFIANT

Subscribed and sworn to before me this 27th day of March, 1992.

NOTARY PUBLIC
My Commission Expires: 1/27/96

NOTARY PUBLIC AT LARGE STATE OF TN

DAVIDSON COUNTY TN

MAR 30 3 17 PM 92

IDENTIFICATION REFERENCE

9 6 3 5 9

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	
				398500.00
			CON TX	1474.45
			PRFEE	1.00
			WDEED	6.00
			TOTAL	1481.45
			CHECK	1481.45
03/30/92		01	15:17 0001	1590

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 85 9

IDENTIFICATION REFERENCE

MAR 30 3 17 PM '92

DAVIDSON COUNTY, TN

No. 515961