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PREPARED BY (AND RETURN TO):
**WILKINS & IVEY,** Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 31776)
Dav. Co. File: Box 8

**State of Tennessee**
**County of Davidson**
The actual consideration or value, whichever is greater, for this transfer is: $ 132000.00

Ashley Morgan Crabtree
Affiant

Sworn and subscribed before me this 21st day of April, 1992.

Notary Public

My Comm. Expires: Sept 16, 1995

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**ADDRESS NEW OWNER:**
Raymond Fischer Crabtree
1119 Belvidere Drive
Nashville, Tennessee 37204

**RESPONSIBLE FOR PAYMENT OF TAXES:**
NationsBanc Mortgage Corporation
1512 Willow Lawn Drive
Richmond, Virginia 23230

**MAP-PARCEL NUMBERS**
131-04-105

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Melinda C. Noland Thomas and spouse, John T. Thomas,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Raymond Fischer Crabtree and spouse, Ashley Morgan Crabtree,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 3 of Block No. 17 on the plan of College Park, of record in Book 843, page 29, Register's Office for said County.

SAID Lot No. 3 of Block No. 17 fronts 62.11 feet on the southerly margin of Belvidere Drive and extends back 154.3 feet on the easterly line and 146 feet on the westerly line to a dead line in the rear, measuring 60.9 feet thereon.

BEING the same property conveyed to Melinda C. Noland Thomas and husband, John T. Thomas by quitclaim deed from Thomas D. Noland of record in Book 7511, page 121, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to restrictive covenants of record in Book 844 Page 442, Book 1003, page 232 and Book 1040, page 599 said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of John T. Thomas by Melinda C. Noland Thomas as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

03825 IDENTIF. REFERENCE APR 22 1 47 PM '92 FELIX Z. WILSON, III, REGISTER DAVIDSON COUNTY TN.

**This is improved property, known as:** 1119 Belvidere Drive, Nashville, Tennessee 37204

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 21st day of April, 1992.

Melinda C. Noland Thomas

**Melinda C. Noland Thomas**

John T. Thomas

**John T. Thomas, By: Melinda C. Noland Thomas, Atty-In-Fact**

**State of Tennessee**
**County of Davidson**

On this 21st day of April, 1992, before me the undersigned authority, personally appeared Melinda C. Noland Thomas, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Sept 16, 1995

Christy Wilkins Ivey
Notary Public

[redacted]

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 **Melinda C. Noland Thomas**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **John T. Thomas**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 21st day of April, 1992.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: Sept 16, 1995

**EXHIBIT "A"**
**To**
**WARRANTY DEED**

**FROM: Melinda C. Noland Thomas and John T. Thomas**

**TO: Raymond Fischer Crabtree and Ashley Morgan Crabtree**

# AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

**Melinda C. Noland Thomas, Affiant**

Sworn to and subscribed before me this

21st day of April, 1992.

Notary Public

My Commission Expires: Sept 16, 1995

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

3976 04/22 0101 03CHECK 495.40

**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
132000.00
CON TX 488.40
PRFEE 1.00
WDEED 6.00
TOTAL 495.40
CHECK 495.40
04/22/92 01 13:47 0001 2976

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03825

IDENTIF. TREFERENCE

APR 22 1 47 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 523796