BOOK 8766 PAGE 47

37838

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068
August 18, 1992

IDENTIFICATION REFERENCE

AUG 19 11 15 AM '92
DAVIDSON COUNTY, TN

ADDRESS NEW OWNER:
Margaret Crutcher
2310 A-B 24th Avenue North
Nashville, Tennessee 37218

SEND TAX BILL:
To Owner
4778 Drakes Branch Rd.
Nashville TN 37218 m.p.

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

PICK-UP

MAP AND PARCEL:
MAP 075-07-0
GROUP
PARCEL 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Sunny Owunnah and wife, Mary Owunnah, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Margaret Crutcher, hereinafter called the Grantee, her 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. 143 on the Plan of Buena Vista Heights Addition, as of record in Book 161, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Sunny Owunnah by deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., as of record in Book 8679, page 531, Register's Office for Davidson County, Tennessee.

The said Mary Owunnah joins in this conveyance to transfer any interest she may have in said property by reason of her marriage to Sunny Owunnah.

This is improved property known as 2310 A-B 24th Avenue North, Nashville, TN 37218.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Margaret Crutcher, her heirs and assigns, forever; and we, Sunny Owunnah and wife, Mary Owunnah, do covenant with the said Grantee 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 and representatives, to warrant and forever defend the title to the said

Grantee, her 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 18th day of August, 1992.

Sunny Owunnah

Mary Owunnah

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sunny Owunnah and wife, Mary Owunnah, 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 18th day of August, 1992.

Herman A. Ruben
NOTARY PUBLIC

My Commission Expires: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $30,000.00.

Margaret P. Crutcher
AFFIANT

Subscribed and sworn to before me
this 18th day of August, 1992.

Herman A. Ruben
NOTARY PUBLIC

My Commission Expires: May 28, 1995

941 08/19 0101 03CHECK 120.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8706 PAGE 49

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
			MAMT	30000.00
			CON TX	111.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	120.00
			CHECK	120.00

08/19/92 01 11:17 0001 1841

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37838

IDENTIFICATION REFERENCE

AUG 19 11 15 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 561595