26aB

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Aig Ihidero and	Carteret Savings Bank	
Matt Bamgbose	601 Cleveland Street,	Map 71-15-0
4044 Scottwood Drive	Suite 300	Parcel 277.00
Nashville, TN 37211	Clearwater, FL 34615-8137	

This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 (This instrument prepared from information furnished by parties.)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, John A. Crawford, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Aig Ihidero and Matt Bamgbose, (the "Grantees"), Grantees's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 53 on Sharpe and Horn's 2nd Subdivision of the Lindsley Property, as of record in Book 161, page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 53 fronts 50 feet on the West side of Joseph Avenue, and runs back between parallel lines, along the Northg margin of Richardson Avenue, formerly Scott Avenue, 145 feet to an alley in the rear.

Being the same property conveyed to John A. Crawford by Warranty Deed from Thomas J. Fitzpatrick and wife, Mary E. Fitzpatrick of record in Book 8295, Page 231, Register's Office for Davidson County, Tennessee.

Charles Kelly Crawford wife of John A. Crawford joins in this conveyance to convey any interest she may have in the subject real property particularly any marital interest.

This conveyance is subject to taxes for the year 1992 and subsequent years, easements and restrictive covenants of record and Deed of Trust for the benefit of Lomas & Nettleton and recorded in Book 6635 at page 20, Register's Office for Davidson County, Tennessee, grantees hereby agrees to assume and pay.

This is improved property commonly known as 1200 Joseph Avenue, Nashville, Tennessee 37207.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $ 34,166.00.

Affiant

Subscribed and sworn to before me this 20th day of August, 1992.

Notary Public

My Commission Expires March 26, 1994

3917.3

IDENTIFICATION REFERENCE

AUG 24 2 19 PM '92

DAVIDSON COUNTY TN

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees's successors and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor have caused this Deed to be executed this 20th day of August, 1992.

John A. Crawford by Charles Kelly Crawford his atty in fact

Charles Kelly Crawford

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 ~~XXXXXX~~ ~~Crawford and wife~~, Charles Kelly Crawford, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of August, 1992.

Notary Public

My Commission Expires: March 26, 1994

State of Tennessee
County of Davidson

On this 20th day of August, 1992, before me personally appeared Charles Kelly Crawford, to me known to be the person who executed the forgoing instrument in behalf of John A. Crawford acknowledged that she executed the same as the free act and deed of said John A. Crawford.

Witness my hand and official seal.

Notary Public

My Commission expires:

March 26 1994

3341 08/24 0101 03CHECK 135.54

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

RECEIVED OF _____

FOR _____

BOOK 8709 PAGE 554

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 34166.00
CON TX 126.54
PRFEE 1.00
WDEED 8.00
TOTAL 135.54
CHECK 135.54

08/24/92 01 14:21 0001 3341

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

391.73

IDENTIFICATION REFERENCE

AUG 24 2 19 PM '92

F. Z. WILSON II REG'R
DAVIDSON COUNTY, TN

No. 563080