BOOK 8731 PAGE 617 FD 27A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September 19 92

Notary Public

MY COMMISSION EXPIRES: September 26 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles M. May	Sears Mortgage Corporation	91-16
(NAME)	(NAME)	
4403 Park Avenue	300 Knightsbridge Parkway	37
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Lincolnshire, Illinois 60069	12W865
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Estate of Boobbie Lovell Croft Husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles M. May, unmarried

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:

BEING Lot No. 304 od Block 13 Charlotte Park Company's First Addition, a plan of which is recorded in the Register's Office of Davidson County, Tennessee, in Plan Book 57, page 103, to which reference is especially made.

Said Lot No. 304 fronts 50 feet on the South side of Park Avenue (formerly known as First Avenue) and extends back southwardly between parallel line 150 feet to an alley.

Being the same property conveyed to Carol Lynn Croft Jones Fitts, Suzanne Johnson and Katherine Lee Willard, in equal shares by Will from Last Will and Testament of Bobbie Lovell Croft Husband of record in Will Book 170, page 810, also being the same property conveyed to Bobbie Lovell Croft by deed from Addie Lovell of record in Book 4404, page 622, Register's Office for Davidson County, Tennessee. Carol Lynn Croft Jones Fitts is the executrix with full power to sell under the Last Will and Testament

4 E 3 9 4

IDENTIFICATION REFERENCE

Sep 17 9 05 AM '92

FILED & RECORDED
ELLIE Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

unimproved ( ) This is improved (X) property, known as 4403 Park Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 15th day of September 19 92

Estate of Bobbie Lovell Croft Husband
Carol Lynn Croft Jones Fitts, Executrix
Carol Lynn Croft Jones Fitts, Executrix

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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** Carol Lynn Croft Jones Fitts ?

the bargainor s, 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 Brentwood, Tennessee, this 15th day of September, 1992.

Commission expires September 26, 1992

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE
County

On this _____ **day of** _____ **, 19**_____ **, personally appeared before me,** _____ **, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of**

_____

and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ **day of** _____ **, 19**_____ .

My commission expires:

_____

Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WARRANTY DEED

FROM Carol Lynn Croft Jones Fitts

TO Charles M. May

RETURN TO: Linda S. Harris, Attorney
761 Old Hickory Blvd. Suite 305
Brentwood, TN 37027

7465 09/17 01:01 CHECK 271.70

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 71000.00
				CON TX 262.70
				PRFEE 1.00
				WDEED 8.00
				TOTAL 271.70
				CHECK 271.70
09/17/92		01		09:06 0001 7365

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4639.4

IDENTIFICATION REFERENCE

SEP 17 9 05 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 571007