BOOK 8835 PAGE 364

B-17

THIS INSTRUMENT WAS PREPARED BY:
COOMER AND JENKINS, ATTORNEYS AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Benjamin Van O'Dell 526 Rosedale Avenue Nashville, TN 37211	Same	Map 118-04 Parcel 33

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, Kevin B. Crampton and wife, Jennifer McCarter Crampton

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Benjamin Van O'Dell

hereinafter called the Grantee, his 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. 9 on the Map of the southeast part of the J. W. Russwurm Property, on Rose Avenue as shown on a copy of a survey thereof made May 16, 1941, by Blanchard and Parrish, Engineers, and described as follows:
>
> Beginning at a point in the northerly margin of Rose Avenue 488.7 feet west of Gladstone Avenue, the common corner of lot numbers 8 and 9; thence with the line between said lots northerly 208.8 feet to an iron pin; thence westerly 60 feet to an iron pin, the common corner of lot numbers 9 and 10; thence with the line between said lots southerly 207.5 feet to the northerly margin of Rose Avenue; thence with the margin of same easterly 60 feet to the point of beginning.
>
> Being the same property conveyed to Kevin B. Crampton and Jennifer McCarter by deed from Dorothy Louise Hite of record in Book 8060, page 179, Register's Office for Davidson County, Tennessee. The said Jennifer McCarter having since married and now being Jennifer McCarter Crampton.
>
> This is the same description as used in previous deed.
>
> This is improved property at 526 Rosedale Avenue, Nashville, TN 37211.

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 his heirs and assigns, forever; and we 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 assigns, to warrant and defend title 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 hands this 7th day of January, 1993.

KEVIN B. CRAMPTON

JENNIFER McCARTER CRAMPTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notay Public in and for said County and State, Kevin B. Crampton and Jennifer McCarter Crampton, the within named 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 7th day of January, 1993.

My Commission Expires:

7-24-93

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $60,000.00.

AFFIANT

Subscribed and sworn to before me this 7th day of January, 1993.

My Commission Expires:

7-24-93

NOTARY PUBLIC

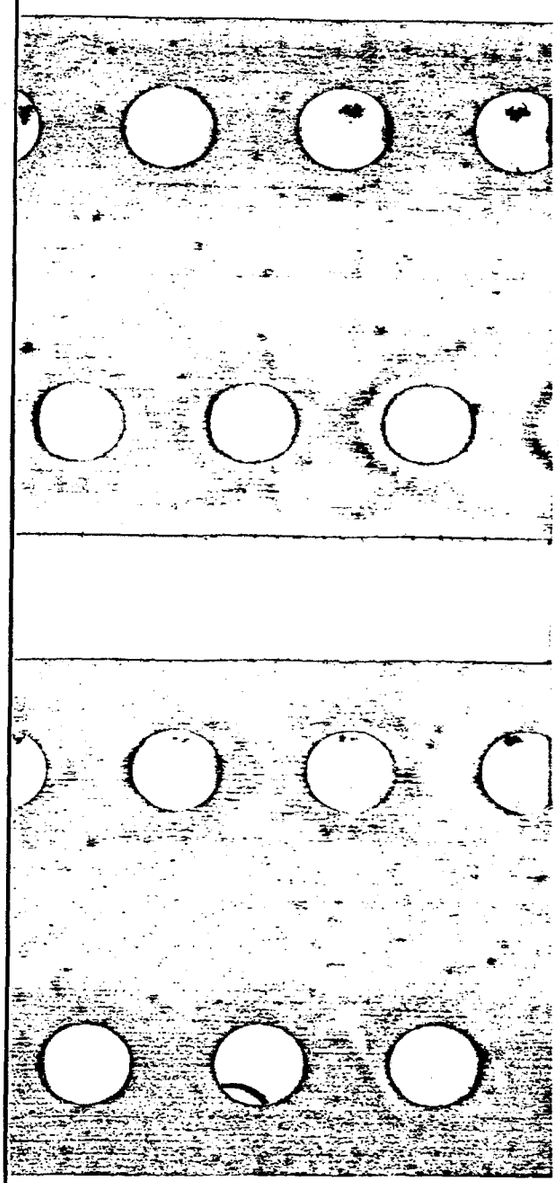
3719 01/07 0101 03CHECK 231.00

80692

IDENTIFICATION

JAN 7 2 03 PM '93

DAVIDSON COUNTY, TN



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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
TOTAL 231.00
CHECK 231.00

01/07/93 01 13:58 0001 3719

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8069.2

IDENTIFICATION REFERENCE

JAN 7 2 00 PM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 608520