H4

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Jerrall P. Crook, Jr.
Affiant

Subscribed and sworn to before me, this 29th day of June, 1993.

Betty R. Grimes
Notary Public

My Commission Expires: 9-12-96

BOOK 8997 PAGE 347

This instrument prepared by:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN
P. O. Box 198888
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-8888

| Address new owner as follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Jerrall P. Crook, Jr., and wife, Elizabeth W. Crook | NationsBanc Mortgage Corp. P. O. Box 353 | 130-07-084 |
| 704 Lynwood Blvd. | Louisville, KY | BM 01305 |
| Nashville, TN 37205 | 40201-0353 | |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID A. DINGESS AND WIFE, ELIZABETH DINGESS**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JERRALL P. CROOK, JR., AND WIFE, ELIZABETH W. CROOK**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lots Nos. 207 and 208 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Book 421, pages 102 and 103, Register's Office for said County, described according to a survey by John B. Kohl, III, Tennessee Registered Surveyor No. 100, dated June 13, 1978, and May 26, 1993, as follows:

Beginning at a point in Lot No. 207 on the easterly margin of Lynnwood (Lynwood) Boulevard at the southwesterly corner of the property conveyed to Harrison H. Shoulders, Jr., et ux, by deed from, Matthew B. Pilcher et ux, of record in Book 5304, page 95, said Register's Office; thence, with Shoulder's southerly property line, eastwardly 301 feet, more or less (called 303 feet, more or less in previous conveyances) to a point at Shoulder's southeasterly property corner on the easterly line of Lot No. 207; thence, passing the common rear corer of Lots Nos. 207 and 208 at 135 feet, southwardly 180 feet, more or less, to a point on the easterly line of Lot No. 208 at the northeasterly corner of the property conveyed to Millard D. Tomlin, Sr., et ux, by deed from J. K. Goode, et ux, of record in Book 2042, page 206, said Register's Office; thence, with Tomlin's northerly property line, westwardly 324.3 feet, more or less, to a point

in Lot No. 208 on the easterly margin of Lynnwood Boulevard; thence, with the easterly margin of Lynnwood Boulevard, passing the common front corner of Lots Nos. 207 and 208 at 25 feet northwardly 160 feet, more or less, to the point of beginning.

Being the same property conveyed to David A. Dingess and wife, Elizabeth Dingess by deed from Michael L. Jeub and wife, Julia J. Jeub, of record in Book 4624, page 272, Register's Office for said County.



This conveyance is made subject to:

1. 1993 State and County taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this deed, Grantees assume and agree to timely pay such taxes and agrees to indemnify and hold harmless Grantors of liability and loss from failure to pay such taxes.

2. Matters shown on the Plan of record in Book 421, pages 102 and 103, Register's Office for said County.

This is improved property known as 704 Lynwood Blvd., Nashville, TN 37205.

**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 hands this 21st day of June, 1993.

David A. Dingess

Elizabeth Dingess

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID A. DINGESS** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 1993.

Notary Public

My Commission Expires: 9-21-96

BETTY R. CRUNK NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELIZABETH DINGESS**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 1993.

Betty R. Driver
Notary Public

My Commission Expires: 9-21-96

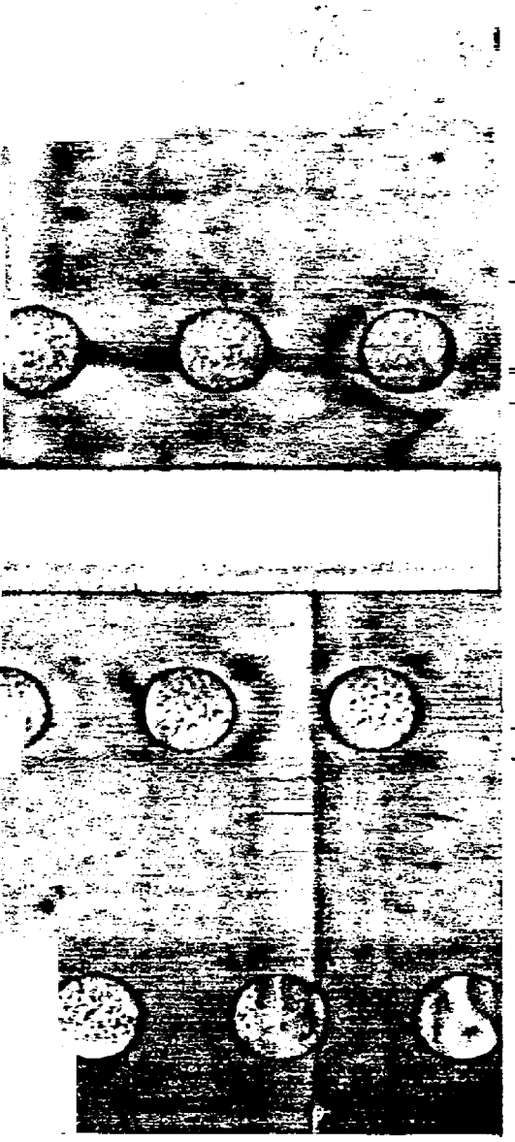
BETTY R. GRIFFIS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

93 JUN 29 PM 2:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3380 06/29/93 0101 03CHECK 1770.5

IDENTIF. ↑ REFERENCE

**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 475000.00 |
| | | | | CON TX 1757.50 |
| | | | | PRFEE 1.00 |
| | | | | MAMT 12.00 |
| | | | | ERR CO |
| | | | | MAMT 12.00- |
| | | | | WDEED 12.00 |
| | | | | TOTAL 1770.50 |
| | | | | CHECK 1770.50 |
| | | | 06/29/93 01 | 14:09 0001 3380 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

35658
IDENTIF. # REFERENCE

93 JUN 29 PM 2:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 668573