This instrument was prepared by:
Keene W. Bartley
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Bobby Hindsley 4411 Idaho Nashville TN 37209 Frank Hindsley 4411 Idaho Nashville, TN 37209	Bobby Hindsley 4411 Idaho Ave Nashville, Tn. 37209	103-4 52

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 0.

Mollie Mabel ~~Mable~~ Crittenden
Affiant

Subscribed and sworn to before me this 16 day of August, 1993.

Notary Public

My Commission Expires:
10-25-95

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, MOLLIE MABLE CRITTENDEN referred to as Grantor, haS bargained and sold, and by these presents do transfer and convey unto FRANK HINDSLEY and BOBBY HINDSLEY, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

065 08/17 0101 CHECK 8.00

Lot 312 of Block No. 17 in Charlotte Park Company's First Addition to Nashville, of record in Book 57, page 103, Register's Office for said County. Said Lot No. 312 fronts 61 feet on the southerly side of Idaho, formerly 5th Avenue and runs back between parallel lines with the easterly margin of 45th Avenue North, formerly 4th Street, 150 feet to an alley.

Being the same property conveyed to Jeffie Douglas Hindsley and wife, Mollie Mable Hindsley, the said Jeffie Douglas Hindsley having since died, of record in Book 3220, page 627, Register's Office for Davidson County, Tennessee.

Grantor, Mollie Mable Crittenden hereby retains a life estate for the benefit of herself and her husband Herman H. Crittenden. It is Grantor's wish that either Grantor or the said Herman H.

Crittenden shall be entitled to remain in the premises as long as they shall live, but that either grantor or the said Herman H. Crittenden shall share in all expenses accruing chargeable to the premises including, but not limited to, payment of utilities and such other reasonable and necessary expenses which may accrue.

This is improved property on 4411 IDAHO _____ County, Tennessee.

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, successors and assigns forever, and I do covenant with the said Grantees that I am seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for taxes for the year 1993 which the Grantees herein assume and agree to pay.

AND I do further covenant and bind myself, and my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 16 day of August, 1993.

Mollie Mable Crittenden
Mollie Mable Crittenden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16 day of August, 1993, before me personally appeared MOLLIE MABLE CRITTENDEN to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee, this 16 day of August, 1993.

Notary Public

My Commission Expires:

10-25-95

52870
IDENTIF. & REFERENCE

93 AUG 17 PM 1:31
FILED
REGISTER
DAVIDSON COUNTY, TN.

mol.wd