This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9234 PAGE 411

5201 01/31 0101 03CHECK 8.00

ADDRESS NEW OWNER:
Patricia Wilson Cramb
122 Taggart Avenue
Nashville, Tennessee 37205

SEND TAX BILL:

MORTGAGEE:
Union Planters National Bank,
a national banking association
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:

MAP	130
GROUP	5
PARCEL	77

WARRANTY DEED

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, and as a division of property pursuant to the terms of a Decree of Divorce, I, Vance Cramb Jr., an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Patricia Wilson Cramb, an unmarried person, hereinafter called the Grantee, her 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. 10, Block G, 2nd Revised Plan of the Highlands of Belle Meade, No. 2, Blocks E, F, G, H & K, of record in Book 1130, page 72, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Vance Cramb, Jr. and wife, Patricia Wilson Cramb by deed from James W. Baxendale and wife, Martha Jane Baxendale of record in Book 5146, page 686, Register's Office for Davidson County, Tennessee.

This is improved property known as 122 Taggart Avenue, Nashville, TN 37205.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which haven been prorated and assumed by the grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Patricia Wilson Cramb, an unmarried person, her heirs and assigns, forever; and I, Vance Cramb Jr., an unmarried person, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 25th day of January, 1994.

Vance Cramb Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Vance Cramb Jr., an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 25th day of January, 1994.

NOTARY PUBLIC

My Commission Expires:

R. L. MOORE, NOTARY PUBLIC
DAVIDSON COUNTY, STATE OF TENNESSEE
MY COMMISSION EXPIRES 11-20-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 75,000.00.

Patricia Hilson Cramb
AFFIANT

Subscribed and sworn to before me
this 25th day of January, 1994.

NOTARY PUBLIC
My Commission Expires:

R. L. MOORE, NOTARY PUBLIC
DAVIDSON COUNTY, STATE OF TENNESSEE
MY COMMISSION EXPIRES 11-20-96

94 JAN 31 AM 11:51
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

12673
IDENTIFICATION REFERENCE