mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

HERBERT L. CHARLES AND WIFE,
TERESA J. CHARLES
433 LANIER DRIVE
MADISON, TN 37115

MAP/PARCEL NUMBER:

MAP 52-2, PARCEL 88

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,900.00

Herbert L. Charles

AFFIANT
Subscribed and sworn to me, this the 15TH day of JUNE, 1994.

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Denise C. Allis
Notary Public
My commission expires: 5-11-96

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, J.C. CRAWFORD, EXECUTOR UNDER THE WILL OF DEXTER CRAWFORD, DECEASED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said HERBERT L. CHARLES AND WIFE, TERESA J. CHARLES, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 433 LANIER DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 15TH day of JUNE, 1994.

J.C. Crawford, Executor

J.C. CRAWFORD, EXECUTOR UNDER THE WILL OF DEXTER CRAWFORD, DECEASED

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J.C. CRAWFORD, EXECUTOR UNDER THE WILL OF DEXTER CRAWFORD, DECEASED, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that (he/she/they) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 15TH day of JUNE, 1994.

Denise C. Ellis

notary public

My commission expires: 5-11-96

DENISE C. ELLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT 'A'

Land in Davidson County, Tennessee, being the northerly 15 feet of Lot No. 6 and all of Lot No. 7 of Block "C" on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, REgister's Office for said County.

Said part of said lot and said lot adjoin and front together 60 feet on the easterly side of Lanier Drive and run back between parallel lines along the south margin of Carmel Avenue, 150 feet to a dead line.

Being the same property conveyed to Dexter Crawford by Installment Deed from Fred S. Ramsay and wife, Daisye S. Ramsay, of record in Book 4804, page 762, Register's Office for Davidson County, Tennessee, the said Dexter Crawford having since died and by his Last Will and Testament recorded in Will Book 187, page 65, Probate Court for Davidson County, Tennessee the duly qualified Executor, J.C.Crawford, is specifically vested with power and authority to convey, transfer and sell the herein described property.

EXHIBIT 'B'

1. Real property taxes for 1994 and all future years.

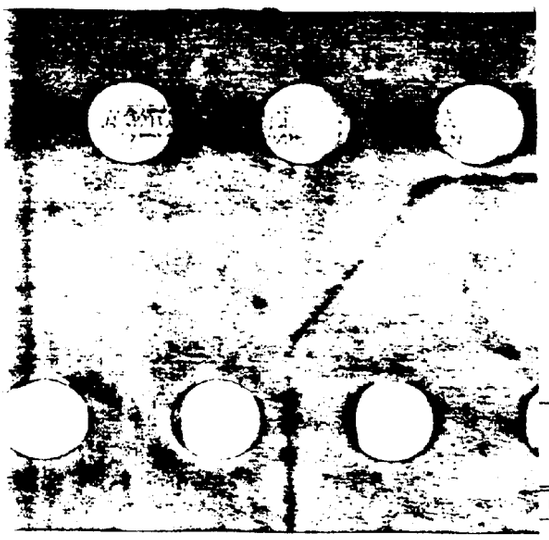
2. All matters set forth on the Plan of record in Plat Book 1130, page 85, said Register's Office.

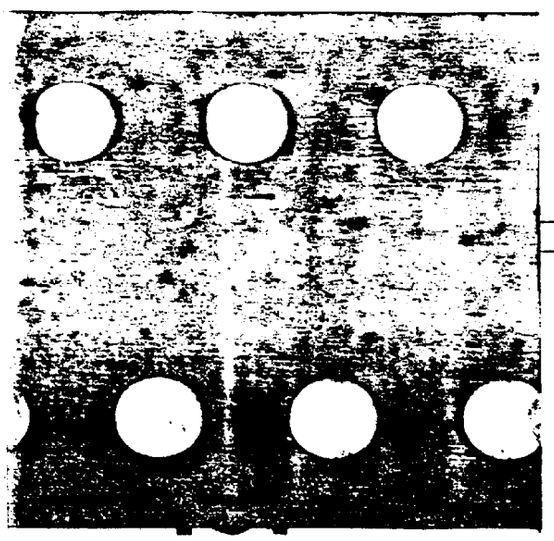
3. Restrictive covenants as contained in instrument of record in Book 2201, page 631, said Register's Office

61883
IDENTIF. + REFERENCE

94 JUN 17 AM 8:58
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5794 06/17 0101 03C#ECK 168.03





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

RECEIVED OF _____

FOR _____

BOOK 9380 PAGE 840

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 41900.00	
			CON TX 155.03	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 168.03	
			CHECK 168.03	
06/17/94	01		08:58 0001 6994	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61883
IDENTIF. ↑ REFERENCE

94 JUN 17 AM 8:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 803730