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mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

3866 10/03 0101 03CHECK 749.00

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Archie B. Crawford, et ux 823 Deertop Nashville, Tn. 37205	Same as New Owner	Map 160-5 Parcel 15 Field Book OH 16256

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, DOUGLAS CHINA and wife, MARTHA C. CHINA, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto ARCHIE B. CRAWFORD and wife, SELENA B. CRAWFORD, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 109 on the Plan of Oak Hill Estates, Section 2 of record in Book 4460, pages 36 and 38, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Douglas China by deed from Nationwide Mutual Insurance Company, of record in Book 6151, page 478, said Register's Office, and by Quitclaim Deed from Douglas China to Douglas China and wife, Martha C. China, to create a tenancy by the entirety, of record in Book 8063, page 417, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 925 Green Valley Drive, Nashville, TN 37220.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the taxable year 1994, which are a lien but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, when due.

2. Subject to Restrictive Covenants of record in Book 4537, page 496, said Register's Office.

3. Subject to any and all matters on the Plan of record in Book 4460, page 37, said Register's Office.

And WE, the GRANTORS, 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.

95954

94 OCT -3 AM 8:59

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

DOUGLAS CHINA executes this Warranty Deed as Attorney-in-Fact for MARTHA C. CHINA, under a Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

WITNESS our hands on this the 30th day of September, 1994.

"GRANTORS"

Douglas China
DOUGLAS CHINA

Martha C China
MARTHA C. CHINA
By: DOUGLAS CHINA, Attorney-In-Fact

"GRANTEES"

Archie B Crawford
ARCHIE B. CRAWFORD

Selena B. Crawford
SELENA B. CRAWFORD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOUGLAS CHINA, ARCHIE B. CRAWFORD and SELENA B. CRAWFORD, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 30th day of September, 1994.

Patsy C. Durden
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 30th day of September, 1994, before me, personally appeared DOUGLAS CHINA, to me known to be the person who executed the foregoing instrument on behalf of MARTHA C. CHINA and acknowledged that he executed the same as the free act and deed of the said MARTHA C. CHINA.

WITNESS my hand and official seal this the 30th day of September, 1994.

Patsy C. Durden
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

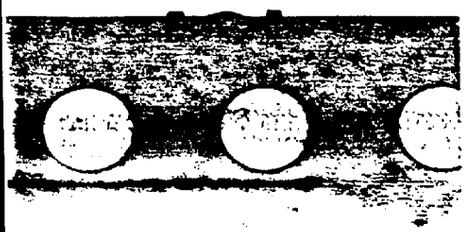
The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Archie B Crawford
Affiant

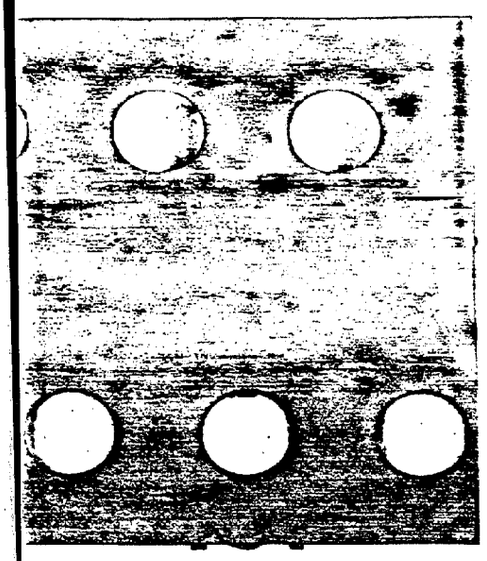
Sworn to and subscribed before me on this the 30th day of September, 1994.

Patsy C. Durden
NOTARY PUBLIC

My Commission Expires: 12/6/97







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
200000.00
CON TX 740.00
PRFEE 1.00
WDEED 8.00
TOTAL ~~749.00~~
CHECK ~~749.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/03/94 01 08:58 0001 3866

95954
IDENTIF. & REFERENCE

94 OCT -3 AM 9:00
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 840116