Mail

This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 9542 PG 321

ADDRESS NEW OWNER:
Jayson R. Crutchfield
3029 Casa Drive
Nashville, Tennessee 37214

SEND TAX BILLS:
To Mortgagee

MORTGAGEE:
Mellon Mortgage Company
3100 Travis Street, P.O. Box 2885
Houston, Texas 77252

MAP AND PARCEL:
Map 108
Group 3
Parcel 88

WARRANTY DEED

1769 12/09 0101 03CHECK 136.53

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, I, **Allie M. Adair**, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jayson R. Crutchfield,** unmarried, hereinafter called the Grantee, his 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. 43B on the plan of Zone Lot Division Lots 42-48 and 102-107, Section Five, Patio Villa, of record in Book 5200, page 686, Register's Office for said County.
>
> Said Lot No. 43B fronts 31.50 feet on the southwesterly margin of Casa Drive and extends back 238.59 feet on the northwesterly line and 234.63 feet on the southeasterly line to a dead line in the rear, measuring 31.74 feet thereon.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to Allie M. Adair, unmarried by deed from Robert Lee Wood, Jr. and wife, Mary Kay Wood, dated June 2, 1992, as of record in Book 8648, page 429, Register's Office for Davidson County, Tennessee.
>
> Robert L. Wood, Jr. executes this instrument on behalf of the said Allie M. Adair by virtue of a written Limited Power of Attorney, filed for record in Book 9542, page 319, Register's Office for Davidson County, Tennessee.

This is improved property known as 3029 Casa Drive, Nashville, TN 37214.

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

160071

IDENTIFICATION REFERENCE

94 DEC -9 AM 10:58

DAVIDSON COUNTY, TN

This conveyance is further made subject to Master Deed and By-Laws, which contain restrictive covenants, liens and other matters of record in Book 5970, page 829; as amended in Book 6406, page 799; restrictions in Book 6199, page 70, all in said Register's Office for Wilson County, Tennessee, to which instrument reference is here made.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 5200, page 686, said Register's Office, including but not limited to a 20 foot minimum building setback line from Casa Drive; health department restrictions, 2.5 X 25 foot utility anchor easement located on northeast corner of said lot; a sewer easement across the rear portion of said lot; and a 10 foot easement for public utilities and drainage across the rear portion of said property.

As a portion of the consideration for this conveyance, as evidenced by Grantee' acceptance of this deed, Grantee herein assumes and promises to pay as due, and Grantee agrees to indemnify and hold Grantor harmless from any further or future liability associated with, the existing first mortgage indebtedness on the subject property owed to Mellon Mortgage Company , commencing with the payment due on December 1, 1994, and which mortgage indebtedness is evidenced by an instrument of record in BookTrust Deed Book 6862, page 409, Register's Office for Davidson County, Tennessee. The escrow account relating to the loan being assumed is transferred to the Grantee, as is the hazard insurance.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jayson R. Crutchfield, unmarried, his heirs and assigns, forever; and I, Allie M. Adair, unmarried, 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, his 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 5th day of December, 1994.

Allie M. Adair
by: Robt L Wood Jr. attorney-in-fact
Allie M. Adair, by Robert L. Wood, Jr., Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the 5th day of December, 1994, in Mt. Juliet, Tennessee, before me personally appeared Robert L. Wood, Jr., to me known to be the person who executed the foregoing Warranty Deed on behalf of Alllie M. Adair, for the purposes therein contained, and who acknowledged that he executed the same as the free act and deed of the said Allie M. Adair, signing his name as her Attorney-In-Fact. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 5th day of December, 1994.

Patricia M. Guerin
NOTARY PUBLIC

PATRICIA M. GUERIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: February 3, 1997

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 46,936.84.

AFFIANT

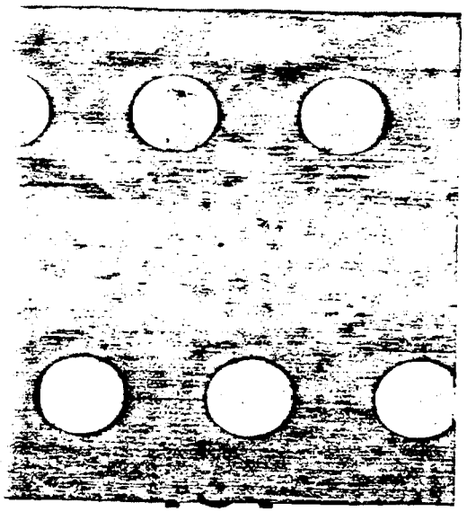
Subscribed and sworn to before me
this 5th day of December, 1994.

Patricia M. Guerin
NOTARY PUBLIC
My Commission Expires: February 3, 1997

PATRICIA M. GUERIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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





RECEIVED OF _____

FOR _____

BOOK 9542 PG 324

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	46936.94
CON TX	173.53
PRFEE	1.00
WDEED	12.00
TOTAL	186.53
CHECK	186.53

12/09/94 01 10:58 0001 1769

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16071
IDENTIFICATION REFERENCE

94 DEC -9 AM 10:58

REGISTER
DAVIDSON COUNTY, TN.

No. 861743