0074612

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

95 JUN 29 AM 10:30

REGISTER
DAVIDSON CO. TN.

W & I Ref: (kd) Title No: 36657
Dav. Co. File. Box 8

BOOK 9715 PG 967

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Elizabeth J. Crosby 3006 Blakemore Avenue Nashville, Tennessee 37212	SAME

TAX MAP-PARCEL NUMBERS: 104-7-87

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Douglas J. Pasto-Crosby and spouse, Elizabeth A. Pasto-Crosby,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth J. Crosby,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 7, Block "I" on the plan of Fairfax Place, of record in Book 547, pages 137 and 138, Register's Office for said County.

SAID Lot No. 7 fronts 60 feet on the north side of Blakemore Avenue and runs back between parallel lines 140.33 feet to an alley in the rear.

TOGETHER with an additional parcel, being a part of a closed alley, located along the rear line of said Lot No. 7, Block "I", to the new right of way as created by Council Bill No. 78-823.

BEING the same property conveyed to Douglas J. Pasto-Crosby and spouse, Elizabeth A. Pasto-Crosby by deed from Hal H. Hart and spouse, Alice Young Hart of record in Book 9384, Page 712, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Douglas J. Pasto-Crosby by Elizabeth A. Pasto-Crosby as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 3006 Blakemore Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth A. Pasto-Crosby**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Douglas J. Pasto-Crosby**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of June, 1995.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

Notary Public

My Commission Expires:

EXHIBIT "A"
To
WARRANTY DEED

FROM: Douglas J. Pasto-Crosby and Elizabeth A. Pasto-Crosby

TO: Elizabeth J. Crosby

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Elizabeth A. Pasto-Crosby, Affiant

Sworn to and subscribed before me this

28th day of June, 1995.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of June, 1995.

Douglas J. Pasto-Crosby

Douglas J. Pasto-Crosby, By: Elizabeth A. Pasto-Crosby, Atty-In-Fact

Elizabeth A. Pasto-Crosby

Elizabeth A. Pasto-Crosby

State of Tennessee
County of Davidson

On this 28th day of June, 1995, before me the undersigned authority, personally appeared **Elizabeth A. Pasto-Crosby**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

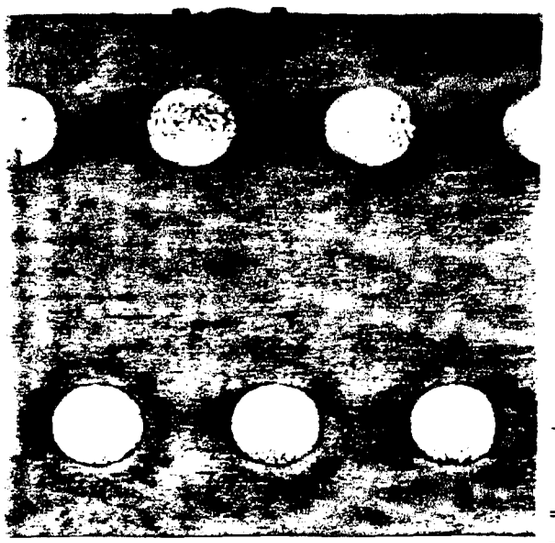
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 96000.00

Elizabeth A. Crosby
Affiant

Sworn and subscribed before me on the 28th day of June, 1995.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

Notary Public



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

RECEIVED OF _____

FOR _____

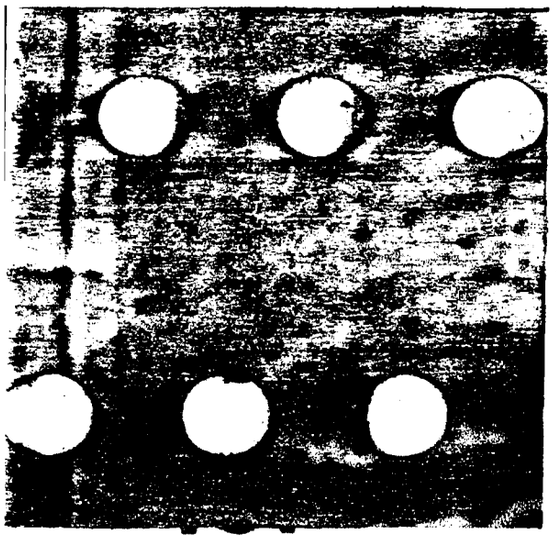
BOOK 9715 PG 970

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

[illegible] 95000.00
[illegible] 355.20
PRFEE 1.00
MREED 12.00
TOTAL 368.20
CHECK 368.20

06/29/95 JC 10:31 0001 6248



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0074612
IDENTIF. & REFERENCE

95 JUN 29 AM 10:30

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 925423