WARRANTY DEED

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,500.00

Roxie Crowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF SEPTEMBER, 1995.

NOTARY PUBLIC AT LARGE

NOTARY PUBLIC
MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY: Richard R. Hedgepath, Attorney
4800 Charlotte Ave.
Nashville, TN 37209

My Commission Expires NOV 22 1997

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARC.
Roxie Crowell and husband **John Crowell**	Same	Map 90-8
5633 Harpeth Haven Dr.		Parcel 62
Pegram, TN 37143		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **H. C. DUKE**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROXIE CROWELL** AND HUSBAND, **JOHN CROWELL**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot 53 of the West Nashville Annex Subdivision as of record in Book 332, Page 24, Register's Office for said County.

SAID lot fronts 50 feet on the easterly side of Annex Avenue and runs back between parallel lines 167 feet, more or less, to a 15 foot alley in the rear.

BEING the same property conveyed to H. C. Duke by Trustee's Deed from Stephen C. Baker, Trustee, of record in Book 5711, Page 842, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

640 Annex Ave., Nashville, TN 37209
(House Number) (Street) (City) (State) (Zip)

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 I do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22 day of September, 1995.

H. C. Duke
H. C. DUKE - SELLER

PICK-UP

95 SEP 25 PM 12:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0104724

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 9805 PG 395

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **H. C. Duke**, 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 instrument for the purposes therein contained.

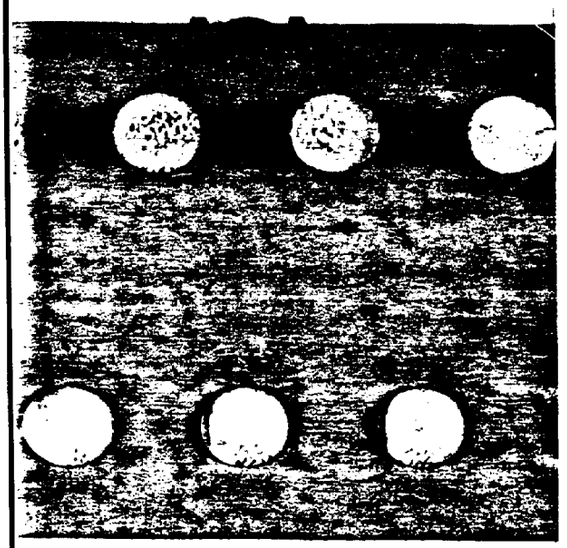
Witness my hand and official seal at Nashville, Tennessee, this 22nd day of September, 1995.

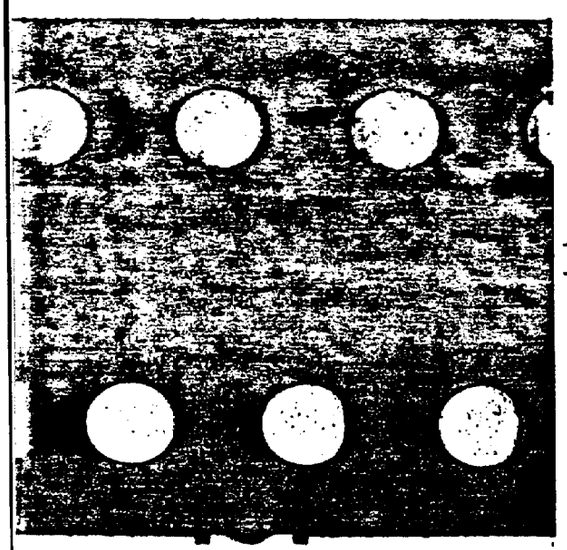
Belinda C. Dixon
NOTARY PUBLIC

BELINDA C. DIXON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My commission expires: 11/22/97

1580.85 RECORDED 11:11 25/91/60 $725





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

RECEIVED OF _____

FOR _____

BOOK 9805 PG 393

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 40500.00
CON TX 149.85
PRFEE 1.00
WDEED 8.00
TOTAL 158.85
CHECK 158.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/25/95 01 12:28 0001 8785

0104724
IDENTIF. # REFERENCE

95 SEP 25 PM 12:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 957601