PREPARED WITHOUT ASSISTANCE OF A TITLE EXAMINATION AND SURVEY

This Instrument Was Prepared By
BARBARA BADGETT, ATTORNEY AT LAW, P.C.
24 OLD HICKORY COVE
JACKSON, TENNESSEE 38305

116-03-0-F
054.00 Co

WARRANTY DEED BOOK 9972 PG 269

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, WILLIAM G. CROOK and wife, BETSY N. CROOK, have this day bargained and sold and do hereby bargain, sell, transfer, and convey unto CYNTHIA P. CROOK, one-fourth (¼) of their sixty percent (60%) undivided interest in the following described lot or parcel of real estate lying and being in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Unit 256 on the Plan of Westchase Condominiums, Phase II, as of record in Book 6250, Page 43, said Register's Office, to which reference is hereby made for a more complete and accurate legal description, which has the address of 256 Westchase Drive, Nashville, Tennessee 37205.
>
> Being the same real estate conveyed to the undersigned and CYNTHIA P. CROOK by deed of record in Deed Book 6761, Page 714, in the Register's Office of Davidson County, Tennessee. Only a 15% undivided interest in this property is being conveyed by this Deed. This instrument will vest title of 55% of this property in the grantee.

TO HAVE AND TO HOLD said lot or parcel of real estate herein described and conveyed unto the said CYNTHIA P. CROOK, her heirs and assigns forever.

The undersigned, WILLIAM G. CROOK and BETSY N. CROOK, covenant with the Grantee that they are lawfully seized and possessed of said conveyed undivided interest in said real estate and has a good and valid right to sell and convey same; that it is free and unencumbered, with the exception of (1) 1995 City and County taxes which shall be prorated and assumed by the Grantee herein; and (2) restrictive covenants as shown on recorded plat or record in Book 6250, Page 43, referred to above in said Register's Office for Davidson County, Tennessee.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred (whichever is greater) is $18,000.00

Subscribed and sworn to before me this 22 day of December, 1995

Barbara Badgett
Notary Public

My Commission Expires 2-25-98

BARBARA BADGETT NOTARY PUBLIC AT LARGE MADISON COUNTY, TENNESSEE MY COMMISSION EXPIRES FEB. 25, 1998

Cynthia P. Crook & Wm. G. & Betsy N. Crook
(Property owner)
256 Westchase Drive
(Property address)
Nashville, TN 37205

Mail tax notices to:
William G. Crook
(Name)
680 W. Forest Ave.
(Address)
Jackson, TN 38301

With the foregoing exception, Grantors will forever warrant and defend the title to said real estate against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Deed on this 22 day of December, 1995.

BOOK 9972 PG 270

X William G. Crook
WILLIAM G. CROOK

X Betsy N. Crook
BETSY N. CROOK

STATE OF TENNESSEE)
COUNTY OF MADISON )

Before me, the undersigned authority, a Notary Public in and for said State and County, duly appointed, commissioned, sworn, qualified and acting, personally appeared the within named bargainors in the foregoing and attached instrument of writing, WILLIAM G. CROOK and wife, BETSY N. CROOK, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in said State and County, this 22 day of December, 1995.

BARBARA BADGETT NOTARY PUBLIC AT LARGE, MADISON COUNTY, TENNESSEE

Barbara Badgett
Notary Public

My Commission Expires: 2-25-98.

MY COMMISSION EXPIRES FEB. 25, 1998

0157886

IDENTIFICATION REFERENCE

96 MAR -7 PM 1:47

FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

5998 03/07 0101 03CHECK 75.50



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 9972 PG 271

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONV
MO TX - STATE TAX MOR
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

AMT 18000.00
CON TX 66.50
PRFEE 1.00
WDEED 8.00
TOTAL 75.50
CHECK 75.50

03/07/95 01 13:48 0001 5998

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0157886
IDENTIF. & REFERENCE

95 MAR -7 PM 1:47
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 1014106