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 9988 PG 677

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-third (1/3) of their forty-five percent (45%) 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 8552 Page 455 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 70% 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) 1996 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 property considered (which is) $ 18,000.00

X William G. Crook

Subscribed and sworn to before me this 4 day of March 1996

Barbara Badgett
Notary Public

My Commission Expires 8-25-1998

BARBARA BADGETT NOTARY PUBLIC AT LARGE TENNESSEE

MY COMMISSION EXPIRES AUG. 25, 1998

0163248 IDENTIF. ↑ REFERENCE

96 MAR 25 AM 9:26 FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TN.

Cynthia Crook et al
(Property owner)
256 Westchase Dr.
(Property address)
Nashville, TN 37205

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

[redacted]

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 4 day of March, 1996.

X William G. Crook
WILLIAM G. CROOK

X Betsy N. Crook
BETSY N. CROOK

STATE OF TENNESSEE)
COUNTY OF MADISON)

BOOK 9988 PG 678

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.

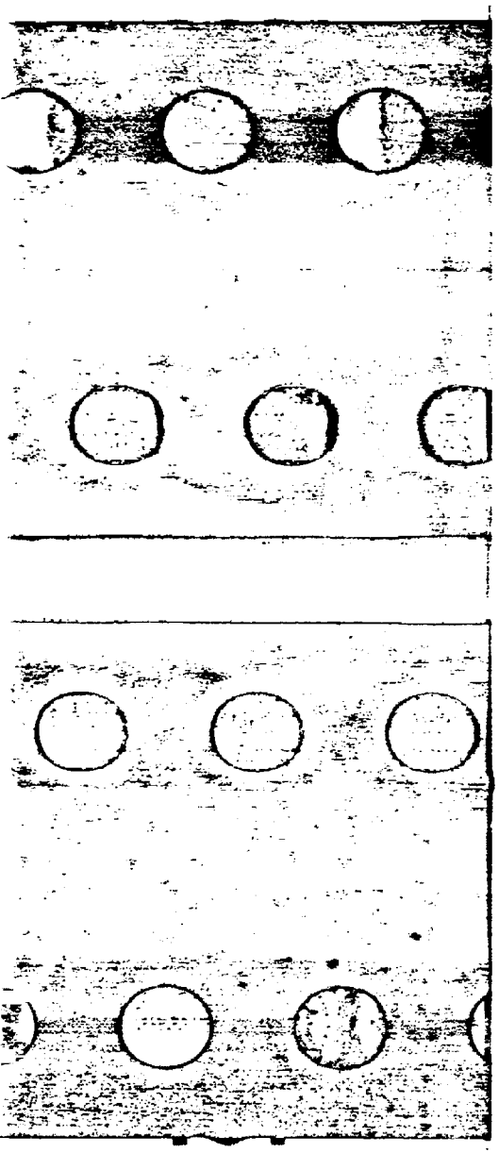
WITNESS MY HAND AND OFFICIAL SEAL at office [illegible] and County, this 4 day of March, 1996.

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

Notary Public

My Commission Expires: 2-25-98.

1803 03/25 0101 03CHECK 75.60



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

RECEIVED OF _____

FOR _____

BOOK 9988 PG 679

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 18000.00
CON TX 66.60
PRFEE 1.00
WDEED 8.00
TOTAL 75.60
CHECK 75.60

03/25/96 01 09:27 0001 1803

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0163248
IDENTIF. ↑ REFERENCE

96 MAR 25 AM 9:2

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 1019840