0189314

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

96 JUN -5 PM 12:50

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

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (jh) Title No: 37830
Dav. Co. File: Box 8

BOOK 10075 PG 710

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Matthew C. Saurage Catherine B. Saurage 2601-A Blakemore Avenue Nashville, TN 37212	SUNTRUST BANK, NASHVILLE, N. A. 201 Fourth Avenue North Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 104-7-267

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 **John Crispin, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew C. Saurage and spouse, Catherine B. Saurage,** 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. 4A on the plan of Zone Lot Division Gadsden Place of record in Book 5190, page 792, amended in Book 5200, page 798, Register's Office for said County.

SAID Lot No. 4A fronts 29.19 feet on the southerly margin of Blakemore Ave. and extends back between parallel lines with the westerly margin of 26th Ave. South 164.0 feet to a dead line,.

BEING the same property conveyed to John Crispin by deed from Alan S. Kron and wife, Anne Walker Kron of record in Book 8159, page 174, Register's Office for said County and by Quitclaim Deed from Ruth K. Crispin of record in Book 9098, page 449, said Register's Office.

The property herein conveyed is subject to restrictive covenants of record in Book 6293 Page 591 said Register's Office, and to the matters set forth in the referenced Plan of record.

Rosalie A. Crispin, spouse of John Crispin joins in this conveyance solely to convey any marital interest she may have in the subject property.

This instrument is executed on behalf of John Crispin and Rosalie A. Crispin by Mark E. Deutschmann 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: 2601-A Blakemore Avenue, Nashville, TN 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.

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 31st day of May, 1996.

John Crispin by Mark E. Deutschmann Atty-In-Fact

John Crispin, By: Mark E. Deutschmann, Atty-In-Fact

Rosalie A. Crispin by: Mark E. Deutschmann, Atty-In-Fact

Rosalie A. Crispin By: Mark E. Deutschmann, Atty-In-Fact

State of Tennessee
County of Davidson

On this 31st day of May, 1996, before me the undersigned authority, personally appeared , 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: _____

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: $ 115000.00

Catherine B. Savage
Affiant

Sworn and subscribed before me on the 31st day of May, 1996.

Notary Public

My Commission Expires: _____

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

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 **Mark E. Deutschmann**, 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 **John Crispin and Rosalie A. Crispin**, 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 31st day of May, 1996.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: John Crispin

TO: Matthew C. Saurage and Catherine B. Saurage

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.

Mark E. Deutschmann

Mark E. Deutschmann, Affiant

Sworn to and subscribed before me this

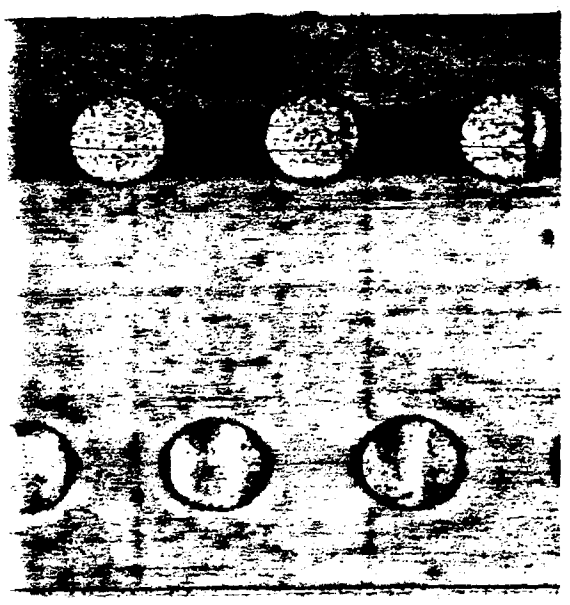
31st day of May, 1996.

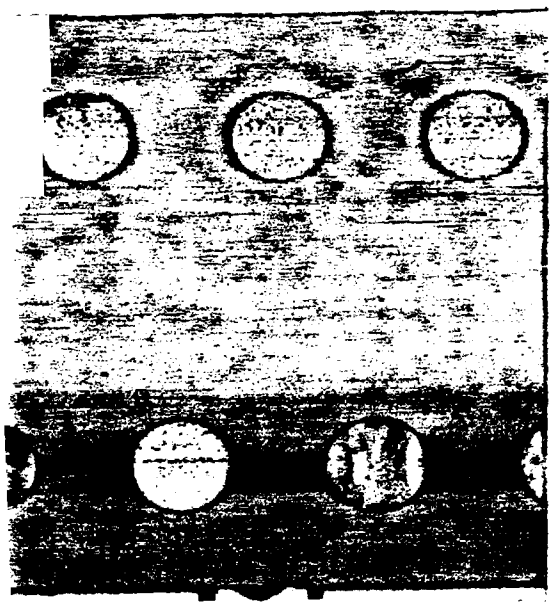
Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires 9/18/99

7795 06/05 0101 03CHECK 438.50





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

RECEIVED OF _____

FOR _____

BOOK 10075 PG 713

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
		AMT		
			115000.00	
			CON TX 425.50	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 438.50	
			CHECK 438.50	
06/05/96	01	12:53	0001 9785	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0189314
IDENTIF. ↑ REFERENCE

96 JUN -5 PM 12:50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1047648