Mail

THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

BOOK 10084 PG 85

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NO. |
|---|---|---|
| Roger A. Madden &<br>Larry T. Crowe<br>1404 Lillian Street<br>Nashville, TN 37206 | Same | Map No. 83-13<br>Parcel No. 323 |

## WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, TENNESSEE FUNDING COMPANY, a sole proprietorship owned by Alan Abrams, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROGER A. MADDEN, unmarried, and LARRY T. CROWE, unmarried, hereinafter called the Grantees, each holding a one-half undivided interest, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

> Being Lot No. 149 on the plan of the Subdivision of Lindsley Home Place, Block "P", of record in Book 2, page 92, Chancery Court of Nashville, Tennessee.
>
> Said Lot No. 149 fronts 50 feet on the southerly side of Lillian Street and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Tennessee Funding Company by deed from F. B. Murphy, Trustee, of record in Book 9718, page 968, Registers Office for Davidson County, Tennessee.

This is improved property known as 1404 Lillian Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise set out herein; Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claim of all persons whomsoever.

Lorraine D. Abrams, wife of Alan Abrams, joins in the deed to convey and marital interest that she might have in the property herein conveyed.

WITNESS my hand this 6th day of June, 1996.

TENNESSEE FUNDING COMPANY

By: _____ _____
ALAN ABRAMS, Sole Owner LORRAINE D. ABRAMS

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alan Abrams, the within named bargainor, and his wife, Lorraine D. Abrams, 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 Franklin, Tennessee this 6th day of June, 1996.

_____
NOTARY PUBLIC

DENNIS R. SPAIN
Notary Public, Williamson Co., TN
My Comm. Expires Sept. 6, 1999

My Commission Expires: _____

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual consideration or value, whichever is greater, for this transfer is $31,000.00.

_____
Affiant

Subscribed and sworn to before me this 6th day of June, 1996.

_____
Notary Public

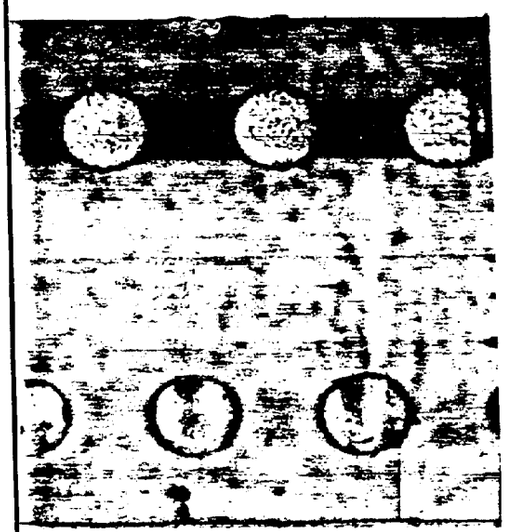
DENNIS R. SPAIN
Notary Public, Williamson Co., TN
My Comm. Expires Sept. 6, 1999

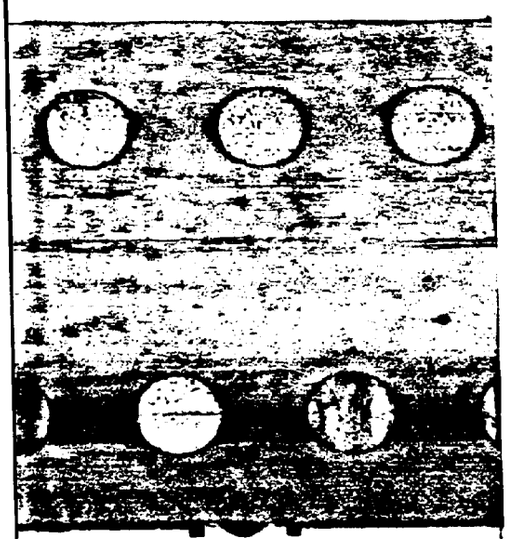
My Commission Expires: _____

96 JUN 12 AM 11:11
FELIX A. ... REGISTER, DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 0191863

2527 06/12 0107 03 CHECK 123.70





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

RECEIVED OF _____

FOR _____

BOOK 10084 PG 87

| | | |
|---|---|---|
| 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 | 31000.00 |
| CON TX | 114.70 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 123.70 |
| CHECK | 123.70 |

06/12/96 01 11:15 0001 2527

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0191863
IDENTIF. ↑ REFERENCE

96 JUN 12 AM 11:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1050359