BOOK 10178 PG 358

FILE BOX 45

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,500.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August 19 96

NOTARY PUBLIC AT LARGE — LOVELLE J. FATHERLY — DAVIDSON COUNTY, TENN.

_____
Notary Public

MY COMMISSION EXPIRES: May 24, 1997 11/22/97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Calvin C. Guffey Jr. (NAME) | First Investment Company (NAME) | MAP 96-10 |
| 521 Cottonwood Drive (ADDRESS) | 4300 East Broad, P. O. Box 729 (ADDRESS) | PARCEL 22 |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | Columbus, Ohio 43216 (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, William E. Crowder and wife, Edna S. Crowder

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Calvin C. Guffey Jr., unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 202 and part of 203, on the plan of Cloverhill, Section No. 4, of record in Plat Book 2133, Page 62, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Cottonwood Drive, at the corner of lots Nos. 201, and 202; thence with the line between said two lots, easterly 157.4 feet; thence south 19° 47' west 193 feet, more or less, Cloverhill Section No. 8, as of record in book 2331, page 11, said Register's Office; thence with the northerly margin of said Drive, northwesterly 30.43 feet, and continuing with the same, north 39° 43' west 160.3 feet to the beginning of a curve; thence around said curve, having a radius of 17.32 feet, northwesterly 21.41 feet to the easterly margin of Cottonwood Drive; thence with the same, northerly 80 feet to the beginning.

BEING the same property conveyed to William E. Crowder and wife, Edna S. Crowder by deed from Robert E. Baker, Trustee, of record in Book 3816, Page 340, Register's Office for said County.

This is improved ( X ) unimproved ( ) property, known as 521 Cottonwood Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hand s this 30th day of August 19 96

William E Crowder
William E. Crowder

Edna S Crowder
Edna S. Crowder

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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 William E. Crowder and wife, Edna S. Crowder

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 19 96.

Commission expires ~~May 24, 1997~~ 11/22/97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

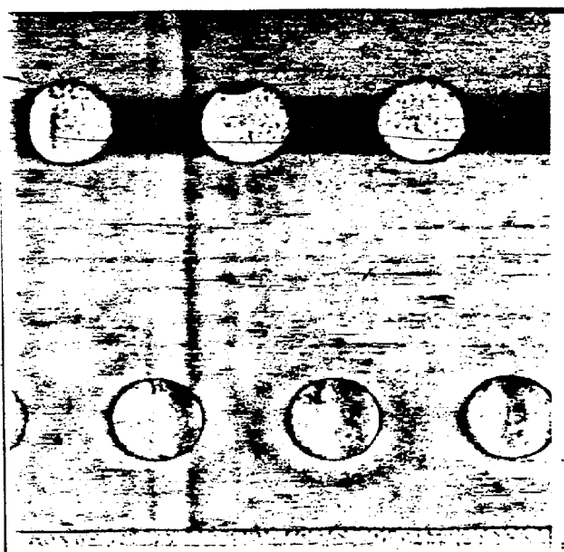
Notary Public

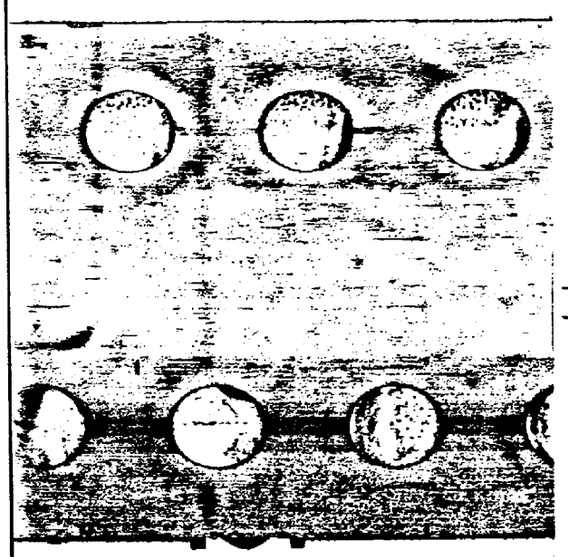
LOVELLE J. EATHERLY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

4225 09/04 0101 03CHECK 258.75

0221284
IDENTIF. & REFERENCE

96 SEP -4 PM 2:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10178 PG 360

| | | |
|---|---|---|
| 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 67500.00
CON TX 249.75
PRFEE 1.00
WDEED 8.00
TOTAL 258.75
CHECK 258.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/04/96 01 14:55 0001 4225

0221284
IDENTIF. REFERENCE

96 SEP -4 PM 2:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1026728