BOOK 10178 PG 403

**WARRANTY DEED**

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(34843)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF August, 19 96

Notary Public

MY COMMISSION EXPIRES: 7/25/98
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bobby Joe Crutcher (NAME) | Guaranty Trust Company (NAME) | 75-7-160 |
| 738 Dutchman's Court (ADDRESS) | 726 South Church Street (ADDRESS) | 4D-67334 |
| Hermitage, TN 37076 (CITY) (STATE) (ZIP) | Murfreesboro, TN 37130 (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, Claude E. Taylor and wife, Mellanie Taylor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby Joe Crutcher and Carolyn Ann Kimbro, both 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:

LAND in Davidson County, Tennessee, being Lot No. 185, on the Plat of Highlands of Tulip Grove, Section 3, of record in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee.

SAID Lot No. 185 fronts 42.68 feet on the curving northerly margin of Dutchman Court and extends back between lines measuring 149.28 feet on the easterly line and 130.51 feet on the westerly line to a broken line in the rear on which it measures 137.29 feet thereon.

BEING the same property conveyed to Claude E. Taylor by deed from Sam Franklin Williams, Jr. and wife, Patricia Ann Williams of record in Book 5587, Page 219, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

Mallanie Taylor, wife, of Claude E. Taylor, joins in this Warranty Deed only for the purposes of conveying such marital rights is any that she may have in and to said property.

unimproved ( )
This is improved ( X ) property, known as: 738 Dutchman's Court, Hermitage, TN 37076
(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 my hand this 29th day of August, 19 96

Claude E. Taylor

Mellanie Taylor

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 Claude E. Taylor and wife, Mallanie Taylor

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 29th day of August, 1996.

Commission expires 7/25/98

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_____ .

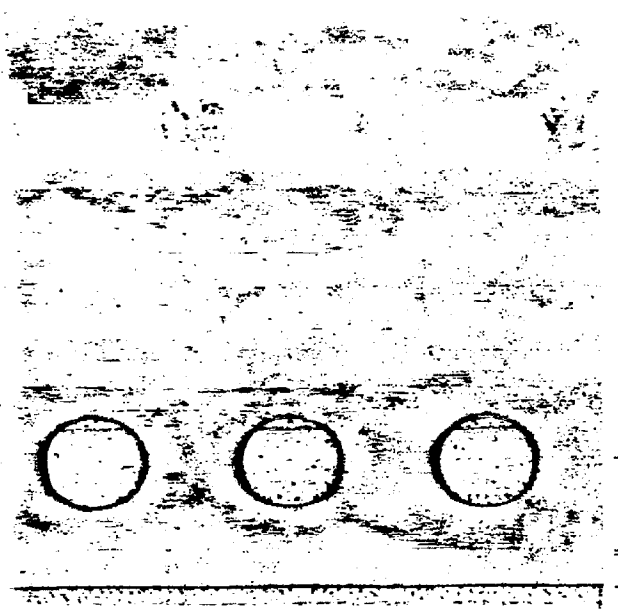
My commission expires _____

Notary Public

0221307
IDENTIFICATION REFERENCE

96 SEP -4 PM 3:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4249 09/04 0101 03CHECK 364.20



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

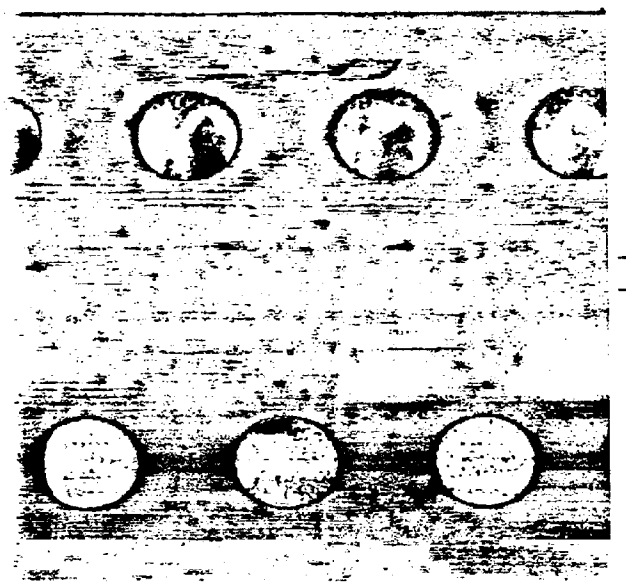
RECEIVED OF _____

FOR _____

BOOK 10178 PG 405

| | | |
|---|---|---|
| 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 | 96000.00 |
| CON TX | 355.20 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 364.20 |
| CHECK | 364.20 |

09/04/96 01 15:05 0001 4249

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0221307
IDENTIF. # REFERENCE

96 SEP -4 PM 3:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1026752