BOOK 10257 PG 124

58 D

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}
The actual consideration or value, whichever is greater, for this transfer is $ 9,000.00 .

Affiant

Subscribed and sworn to before me this 31st day of October, 1996.

Notary Public

My Commission Expires: 5-23-00

NOTARY PUBLIC E. ATKINSON LARGE DAVIDSON COUNTY, TENN.

This instrument prepared by:
DANIEL C. MASTEN
ATTORNEY AT LAW
346 21st Avenue North
Nashville, TN 37203
Phone: (615) 321-3181

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
CHUCK CROOK **d/b/a CODY BUILDERS** 313 Nix Drive Madison, Tennessee 37115	Owner	43-6-91KS5

WARRANTY DEED

0530 11/12 0101 03CHECK 42.30

For and in consideration of the sum of Nine Thousand and No/100 ($9,000.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CLARENCE EUGENE BAGSBY, SR, individually and on behalf of all the heirs of ELIZA ANN BAGSBY, deceased, hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto CHUCK CROOK, d/b/a CODY BUILDERS, hereinafter called the Grantee, his successors and assigns, a certain tract of land Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 84 on the plan of the subdivision of Tract No. 14 of the Anderson Estates, not of record, described according to a survey made by H. Gee, April 18, 1946, as follows:

Beginning on the westerly margin of Nix Drive at a point 370 feet, more or less, north of the northerly margin of Roosevelt Drive, being the corner of lots Nos. 83 and 84; thence with the westerly margin of Nix Drive, northwardly 60 feet to the corner of lots Nos. 84 and 85; thence with the line between said two lots, westwardly 175 feet to the common corner of lots Nos. 84, 85, 102 and 103; thence with the line between lots Nos. 84 and 103, southwardly 60 feet to the common corner of lots Nos. 83, 84, 103 and 104; thence with the line between lots Nos. 83 and 84, eastwardly 175 feet to the beginning.

Being the same property conveyed to Walter Bagsby and Eliza Ann Bagsby by deed from John I. Harris, Sr. and Wife, Elizabeth Edna Harris of record in Book 1725, Page 106, Register's Office of Said County. The said Eliza Ann Bagsby having since died. Also being the same property conveyed to Clarence Eugene Bagsby by deed from Walter Bagsby of Record in Book 5487, Page 230, Register's Office of Said County.

Also being the same property directed to be sold by Clarence Eugene Bagsby, Sr. for the benefit of the heirs of Eliza Ann Bagsby, deceased, by Order of the Chancery Court for Davidson County, Tennessee in the case of Clarence Eugene Bagsby, Sr. vs Bertha Bagsby Cantrell, et. al., Case No. 95-316-III, of record in Minute Book 95, Page 743, Clerk & Master's Office for Davidson County, Tennessee.

This is improved property known as 313 Nix Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their successors and assigns, forever; and Grantor does covenant with said 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 herein set out; Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of October, 1996.

Clarence Eugene Bagsby Sr.
CLARENCE EUGENE BAGSBY, SR.

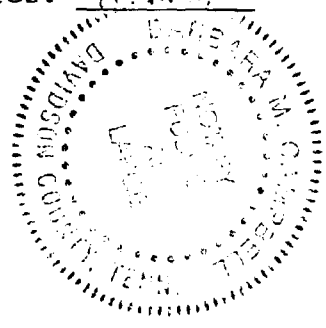
State of Tennessee}
County of Davidson}

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, the within named **CLARENCE EUGENE BAGSBY, SR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he signed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 31st day of October, 1996.

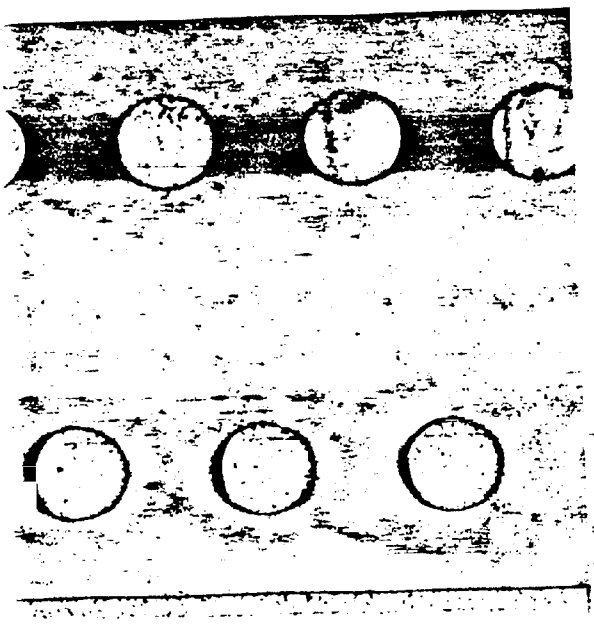
Barbara M. Campbell
NOTARY PUBLIC

My Commission Expires: 11-22-97



02458860
IDENTIFICATION REFERENCE

95 NOV 12 AM 11:13
CLERK & MASTER
DAVIDSON COUNTY, TN.



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

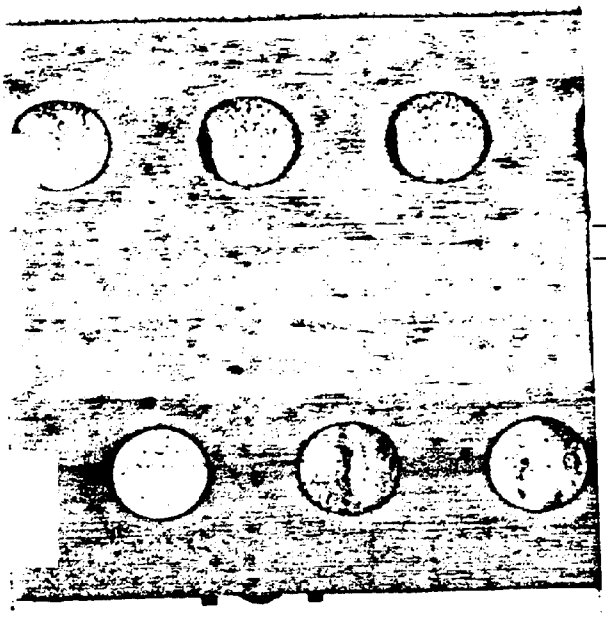
RECEIVED OF _____

FOR _____

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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	9000.00
CON TX	33.30
PRFEE	1.00
WDEED	8.00
TOTAL	42.30
CHECK	42.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 0530

0245860
IDENTIF. # REFERENCE

96 NOV 12 AM 11:13

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1087426