WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35431)

BOOK 10417 PG 314

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 120,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11th DAY OF April 19 97
Notary Public
MY COMMISSION EXPIRES 11/28/98
(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
John A. Crawford	S A M E	105-4-147
(NAME)	(NAME)	
809 Apple Drive		14W-21225
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(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, Harry W. Hubbell, III and wife, Brenda Hubbell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John A. Crawford

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, described as follows:
To-Wit:

BEING Lot No. 1 and the south 26 feet of the north 69 feet of the west 2 feet of Lot No. 2 of Trimble's Addition, as of record in Book 57, Page 84, Register's Office for said County, described according to a survey made by John M. Sullivan, surveyor, dated January 16, 1964, as follows:

BEGINNING at a point in the southerly margin of Shepard Street, the common front corners of Lots Nos. 1 and 2; thence with the lines between the said lots, southwardly 43 feet; thence eastwardly 2 feet; thence southwardly 26 feet; thence westwardly 2 feet to the line between Lots 1 and 2; thence with the said lot lines, southwardly 87 feet to the corners of Lots 1 and 2, in the north margin of an alley; thence with said alley, and the rear line of Lot No. 1, westwardly 124 feet to the easterly margin of John Street; thence with the said margin of John Street northwardly 156 feet to the southeast corner of the intersection of John Street and Shepard Street; thence with the southerly margin of Shepard Street, eastwardly 124 feet to the point of beginning.

BEING the same property conveyed to Harry W. Hubbell, III and wife, Brenda Hubbell by deed from Larry D. Drake and wife, Emily F. Drake of record in Book 5757, page 630, Register's Office for Davidson County, Tennessee.

INCLUDED in this conveyance but NOT INCLUDED in the description above is a tract of land created by the closing of an alley by Nashville City Ordinance No. 60-133 which conveyed the land to the center line of the alley as an addition to the above described tract.

unimproved ( )
This is improved (X) property, known as 33 Shepard Street, Nashville, TN 37210
(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 11th day of April 19 97

Harry W. Hubbell, III

Brenda Hubbell

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 Harry W. Hubbell, III and wife, Brenda Hubbell

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 11th day of April 19 97.

Commission expires 11/28/98

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_____.

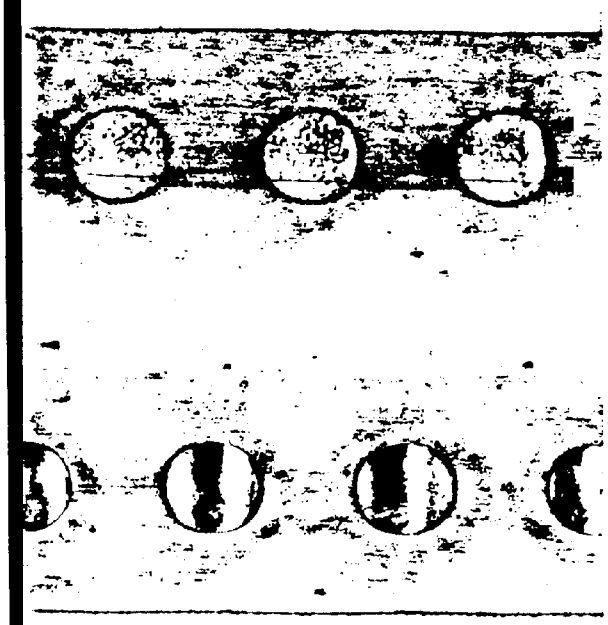
My commission expires _____

Notary Public

0294536
IDENTIF. & REFERENCE

97 APR 15 PM 1:01
DAVIDSON COUNTY, TN.

9609 04/15 0101 03CHLOK



OFFICIAL RECEIPT

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

RECEIVED OF _____

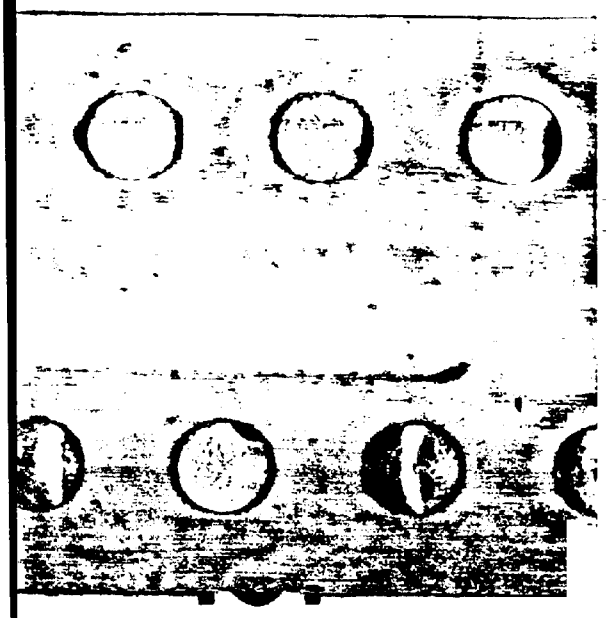
FOR _____

BOOK 10417 PG 316

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	
				120000.00
			CON TX	444.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	453.00
			CHECK	453.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/15/97 01 13:01 0001 9609



0294536
IDENTIF. # REFERENCE

97 APR 15 PM 1:01
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1140590