5

BOOK 10780 PG 559

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of January, 1998.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 25, 2000

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Crook	Southeastern Mortgage of Tennessee, Inc.	34-3-67
(NAME)	(NAME)	
2128 East Hill Drive	115 29th Avenue South	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37212	
(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, **CHARLES W. CROOK AND WIFE, VANESSIA CROOK**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES CROOK AND WIFE, BILLIE J. CROOK** , 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. 170A as shown on Zone Lot Division of Lot 170, Shepherd Hills, Section 5 of record in Book 2854, Page 119 and amended in Book 6900, Page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles W. Crook and wife, Vanessia Crook by quitclaim deed from Charles W. Crook of record in Book 7636, Page 255, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2128 East Hill Drive, Madison, TN 37115

(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 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/our hand(s) this 28th day of January, 1998.

Charles W. Crook

Vanessia Crook

98 FEB -3 PM 2:28

DAVIDSON COUNTY, TN.

IDENTIFICATION

03967783

MAIL ENV.

9190 02/03 0101 03CHECK 508-50

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 Charles W. Crook and wife, Vanessia Crook, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee this 28th day of January, 1998

Commission expires:

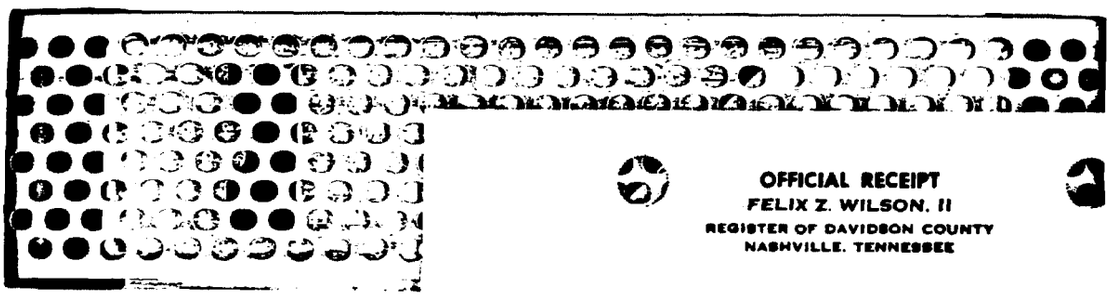
DANA SUMMARELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

Dana Summarell

Notary Public

BOOK 10780 PG 560



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

RECEIVED OF _____

FOR _____

BOOK 10780 PG 561

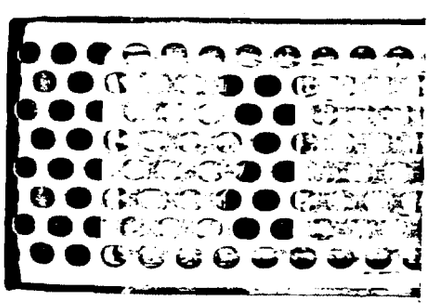
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	135000.00
CON TX	499.50
PRFEE	1.00
WDEED	8.00
TOTAL	508.50
CHECK	508.50

02/03/98 01 14:33 0001 9190

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



98 FEB -3 PM 2:28

REGISTER
DAVIDSON COUNTY, TN.

0396783
IDENTIF. REFERENCE

No. 1249753