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THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOOK 11030 PAGE 447

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00

Grace Kane Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July 19 98

R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY TENN.

Notary Public

MY COMMISSION EXPIRES July 23, 2000
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grace Kane Johnson (NAME)	SunTrust Bank, Nashville,N.A. (NAME)	MAP 116-11
424 Sunnyside Dr (ADDRESS)	P.O. Box 305110/7th Floor (ADDRESS)	PARCEL 37
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (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, Bruce I. Crabtree, Jr. and wife, Dorothy Fischer Crabtree

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Grace Kane Johnson

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 the northerly 20 feet of Lot No. 4, all of Lot No. 5 and the southerly 12 feet of Lot No. 6, Block "E", on the Map of Honeywood Subdivision of the Malone Estate, not of record, and described as follows:

BEGINNING at a point in the easterly margin of Sunnyside Drive, 20 feet south of the line between lots Nos. 4 and 5 of said Block; thence easterly, parallel to the line between said lots and 20 feet south of the same, 196 feet to the westerly margin of Royal Oaks Subdivision; thence with the margin of said Subdivision, northerly 132 feet to a point which is 12 feet north of the common corner of Lots 5 and 6 of said Block; thence westerly parallel to the line between Lots 5 and 6, and 12 feet north of the same, 196 feet, more or less, to the easterly margin of Sunnyside Drive; thence with the margin of same, southerly 132 feet to the beginning.

Being the same property conveyed to Bruce I. Crabteee, Jr., by Quitclaim deed from Dorothy Fischer Crabtree, of record in Book 8304, page 321, said Register's Office.

0465379

IDENTIF. ↑ REFERENCE

98 JUL 22 PM 12:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is unimproved ( ) improved (X) property, known as 424 Sunnyside Dr. Nashville, Tennessee 37205
(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 21st day of July 19 98

Bruce I. Crabtree, Jr.

Dorothy Fischer Crabtree

Dorothy Fischer Crabtree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce I. Crabtree, Jr. and wife, Dorothy Fischer Crabtree

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 21st day of July, 19 98.

Commission expires Sept 23, 2000

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

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