FILE NO. 37027
FILE BOX "7"

FORM NO WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17 DAY OF August, 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BOOK 11081 PAGE 22

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN R. DEAN et ux	S A M E	103-8-50
(NAME)	(NAME)	
613 Lynnbrook Road		25W 8940
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 I, NORMA CROW, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN R. DEAN and wife, JOSEPHINE S. DEAN

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, as follows to wit:

Being part of Block No. 28 on the Map of a part of Sylvan Park, as of record in Book 332, page 104, Register's Office for said county, described as follows:

Beginning on the westerly margin of 45th Avenue North, formerly 4th Street, at a point 242 feet south of the southerly margin of Colorado, formerly 9th Avenue; thence with the westerly margin of 45th Avenue North, southwardly 50 feet; thence westerly and parallel with the southerly margin of Colorado Avenue, 150 feet to the easterly margin of a proposed alley; thence with said alley northwardly 50 feet; thence easterly 150 feet to the beginning.

Being the same property conveyed to Norma Crow by deed from Reese B. Graham and wife, Betty O. Graham of record in Book 10880, page 404, Register's Office for Davidson County, Tennessee.

0479433
IDENTIF. & REFERENCE

98 AUG 25 PM 2:51
CLERK & MASTER / REGISTER
DAVIDSON COUNTY, TN.

unimproved
This is improved X property, known as 105 45th Avenue, North, Nashville, Tennessee 37209
(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 17 day of August, 19 98

Norma Crow

NORMA CROW

STATE OF TENNESSEE }
Davidson County }

BOOK 11081 PAGE 23

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named NORMA CROW, Unmarried

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17 day of August, 1998.

Commission Expires 5/26/02

Notary Public

ALLIED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
Davidson County }

Before me, a Notary Public in and for the State and County aforesaid, personally appeared

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the of the a corporation, and that he as such, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as .

Witness my hand and official seal at , , this day of , 19.

Notary Public

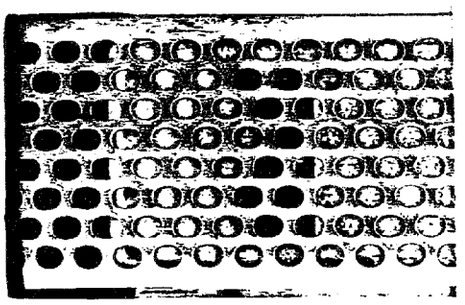
Commission Expires

WARRANTY DEED

FROM

TO

1774 08/25 0101 03CHECK 510.50



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

RECEIVED OF _____

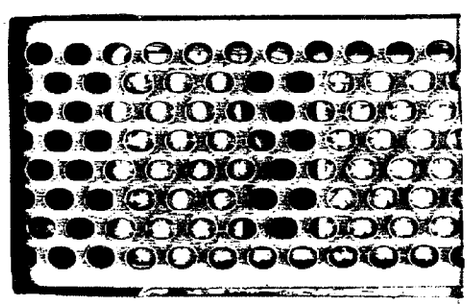
FOR _____

BOOK 11081 PAGE 24

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
			CFEE	2.00
			TOTAL	510.50
			CHECK	510.50
08/25/98	01		14:51 0001	1774

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0479433
IDENTIF. & REFERENCE

98 AUG 25 PM 2:51

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1337259