WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 19 98

Notary Public

MY COMMISSION EXPIRES: January 27, 2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TN DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
TONI J. LEWIS, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARTIN CRUM (NAME)	MARTIN CRUM (NAME)	MAP 52-5
860 GALLAVISTA AVENUE (ADDRESS)	1253 Fernbank Drive ~~123 FAIRBANK AVENUE~~ (ADDRESS)	PARCEL 10
MADISON, TENNESSEE 37115 (CITY) (STATE) (ZIP)	MADISON, TENNESSEE 37115 (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, SARAH M. MAYO, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARTIN CRUM AND WIFE, TANYA CRUM

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. 31 of Block "D" on the Revised Plan of Power & Roth's Madison Park Subdivision, as of record in Plat Book 843, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 46.3 feet on the westerly side of Gallavista Avenue and extends back between lines, 220 feet on the northerly line and 221.3 feet on the southerly line, along the northerly margin of Emmett Avenue, to a dead line in the rear on which it measures 21.4 feet, more or less.

Being the same property conveyed to Elmer H. Mayo and wife, Sarah M. Mayo by deed of record in Book 3166, page 517, Register's Office for Davidson County, Tennessee. The said Elmer H. Mayo having since deceased and title now being vested solely in his surviving spouse, Sarah M. Mayo.

MAIL ENV.

98 OCT 12 PM 3:50
BILL GARNER REGISTER
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE
0499077

This is improved (X) unimproved ( ) property, known as 860 GALLAVISTA AVENUE, MADISON, TENNESSEE 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 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 29th day of September 19 98

Sarah M Mayo
SARAH M. MAYO

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 SARAH M. MAYO, UNMARRIED

the bargainor AT 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 MADISON 1, Tennessee, this 29th day of September, 19 08

Commission Expires January 27, 2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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

2683 10/12 0101 03CHECK 225.60

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11153 PAGE 650

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 58000.00
CON TX 214.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 225.60
CHECK 225.60

10/12/98 01 15:52 0001 2683

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0499077
IDENTIF. & REFERENCE

98 OCT 12 PM 3:50

BILL GARNER II REGISTER
DAVIDSON COUNTY, TN.

No. 1357926