1.LO

BOOK 11530 PG. 631

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **June, 1999** between JERE PARK POPE, SR., PERSONAL REPRESENTATIVE, UNDER THE WILL OF LUCILLE PARK POPE, DECEASED, hereinafter called GRANTOR, and CONNIE C. CROWE, UNMARRIED, hereinafter called GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, JERE PARK POPE, SR., PERSONAL REPRESENTATIVE, UNDER THE WILL OF LUCILLE PARK POPE, DECEASED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto CONNIE C. CROWE, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1108 RICHMOND DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her successors, heirs and assigns forever. The GRANTOR covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds THEMSELVES, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY: _____, SR
JERE PARK POPE, SR.
Signature of Seller PERSONAL REPRESENTATIVE

0600553

RECEIVED FOR REFERENCE

99 JUN 16 PM 1:44

REGISTER
DAVIDSON COUNTY, TN.

0531 06/16 0101 02CHECK 399.80

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 11530 PG. 632

Personally appeared before me, a Notary Public of said County and State, JERE PARK POPE, SR., PERSONAL REPRESENTATIVE, the within named 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, at office, this **15th** day of June, 1999.

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

CONNIE C. CROWE, UNMARRIED

201 BATTLE AVENUE, APT. 2
FRANKLIN, TN 37064

Property Address:

1108 RICHMOND DRIVE
NASHVILLE, TN 37216

Person Responsible for Taxes:
FRANKLIN AMERICAN MORTGAGE CO.
501 CORPORATION CENTRE DRIVE,
FRANKLIN, TN 37067

Map & Parcel #: MAP 61-7, PARCEL 84

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$104,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Connie C. Crowe
Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **June, 1999.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Being Lot No. 27 on the plan of King's Subdivision, Section 1, as of record in Book 1130, page 94, Register's Office for said County.

Said Lot No. 27 fronts 70 feet on the southerly side of Richmond Drive and runs back between parallel lines 245 feet to a dead line.

BEING the same property conveyed to F.F. POPE AND WIFE, LUCILLE PARK POPE, by WARRANTY Deed from CHARLES PHILLIPS & J.E. RICHMOND, of record in Book 1511, page 355, Register's Office for DAVIDSON County, Tennessee. The said F.F. Pope having since died, the property vested by operation of law in his surviving spouse, Lucille Park Pope. Lucille Park Pope died on 3-22-99, and byu her Last Will and Testament duly filed in the Probate court for Davidson County, Tennessee, Docket No. 99P-756, and recorded in Will Book 227, page 532, Jere Park Pope, Sr., her Personal Representative under said will, was given the right to sell said property, and to distribute the net proceeds as per said Last Will and Testament.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, A LIEN, not yet due and payable (MAP 61-7, PARCEL 84).

2. All matters as set forth on the Plan of record in Plat Book 1130, page 94, said Register's Office, which plan includes a 50-foot minimum building setback line from RICHMOND DRIVE and a 10-foot public utility and drainage easement along the rear lot line.

3. Restrictive Covenants recorded in Deed Book 1373, Page 305, Register's Office for DAVIDSON County, Tennessee, have expired, BUT contain provisions for perpetual and permanent easement for the 10-foot rear line, easement for installation and maintenance of utilities.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11530 PG. 634

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0600553

[illegible] REFERENCE

99 JUN 16 PM 1:44

[illegible] REGISTER
[illegible] COUNTY, TN.

CAMT	
	104000.00
CON TX	384.80
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	399.80
CHECK	399.80

06/16/99 01 13:48 0001 0551

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1479150