Maximum Principal Indebtedness
For Tennessee Recording Tax
Purposes $ 119,146.—

prepared by &
RETURN TO:
TRANSCONTINENTAL TITLE CO
LAKEVIEW RIDGE II
2630 ELM HILL PIKE, SUITE 100
TNI11408 NASHVILLE TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 119,146.—

Affiant

BOOK 11660 PAGE 800

Subscribed and sworn to before me, this 25th day of August, 1999.

My commission expires: 7-26-03

Notary Public

KIMBERLY A. HOWELL
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires
July 26, 2003

WARRANTY DEED

0093 09/14 0101 03CHECK 451-84

Address of New Owner & Send Tax Bills to:	Prepared By: Linda R. Kosack, Atty. 8109 Wikle Road, East Brentwood, TN 37027
2216 COURTNEY AVE NASHVILLE, TN 37218	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 070-09-0/070.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

A.A. DUGGER AND WIFE, SALLEY L. DUGGER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

KEVIN D. CRUTCHER AND SONYA Y. CRUTCHER

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF MAGAZINE ROAD ON THE NORTHERLY SIDE OF THE J.E. CURTIS FARM AND RUNNING NW WITH SAID ROAD NORTH 65°W 100 FEET BETWEEN WELL AND CULBERT MAK SAID WELL ON THIS PROPEERTY, NORTH 72°W 100 FEET, NORTH 77½°W 561 FEET TO A STAKE STANDING 60 FEET FROM THE NE CORNER OF THE CEMETARY LOT; THENCE SOUTH 40½°W 512 FEET TO A STAKE IN THE ORIGINAL BOUNDARY (BRATTON'S LINE) AND WITH SAME SOUTH 50°E 823 FEET TO A POST NEAR OLD WELL; THENCE NORTH 32½°E 853 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO A.A. DUGGER AND WIFE, SALLEY L. DUGGER, BY WARRANTY DEED FROM CLAUDE FOLLIS AND WIFE, MAE FOLLIS, DATED SEPTEMBER 10, 1958, AND RECORDED SEPTEMBER 19, 1958 IN BOOK 2805, PAGE 199, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
Salley L. Dugger now being deceased.

Property Address: 2216 COURTNEY AVE, NASHVILLE, TN 37218

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 25th day of August, 1999.

A A Dugger

99 SEP 14 AM 9:53

0635518

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER

State of Tennessee
County of DAVIDSON

On this 25th day of August, 1999, before me personally appeared A A DUGGER to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal,
My Commission expires:

KIMBERLY A. HOWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires
July 26, 2003

Kimberly A Howell
Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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0635518

REFERENCE

99 SEP 14 AM 9:53

REGISTER'S OFFICE

CAMT	119146.00
CON TX	440.84
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	451.84
CHECK	451.84

09/14/99 01 09:56 0001 B093

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1516074