Davidson County DEEDWARR
Recvd: 01/06/04 12:26 2pgs
Fees:13.00 Taxes:314.50
20040106-0001981

This instrument prepared by
Wm. Landis Turner, Attorney at Law
102 North Court Street, P. O. Box 789
Hohenwald, Tennessee 38462

Preparer is not closing agent pursuant to Section 6045 of Internal Revenue Code as amended by the *Tax Reform Act* of 1986.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, I, NELL C. GREENGRASS, have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto PATRICIA G. CRANDELL, her heirs and assigns, in fee simple forever, all the right, title, claim and interest we have in and unto the following-described real property situated in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 24, on the Plan of Donelson Meadows, Section II, as of record in Book 2133, pages 100 and 101, Register's Office for said County.

Said Lot No. 24 fronts 96.63 feet on the east side of Dellrose Avenue and runs back 171.9 feet on the north line and 174.8 feet on the south line to a dead line measuring 76 feet thereon.

Being the same property conveyed to Leo Greengrass and wife, Nell C. Greengrass, by deed of Elmo A. Clark, et ux., deed dated October 31, 1969, of record in Book 4377, at page 367, Register's Office of Davidson County, Tennessee. Leo Greengrass is now deceased, whereupon his widow, Nell C. Greengrass, became the sole owner of said property as the surviving tenant by the entirety.

This property is known as tax map 84-14, parcel 154.

The above described property is subject to restrictions filed for record June 22, 1954, in Book 2283, page 361, RODCT.

There is also a 50-foot set-back line from Dellrose Avenue and a 10-foot easement along the easterly or rear line of the lot for public utilities, as recorded in Book 2133, pages 100 and 101, RODCT.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, unto the said PATRICIA G. CRANDELL, her heirs and assigns, in fee simple forever.

I DO COVENANT with the said PATRICIA G. CRANDELL, her heirs and assigns, that I am lawfully seized and possessed of the realty in fee simple; that the same is unencumbered, and I have a good and perfect right to convey the same.

I DO FURTHER COVENANT and bind myself, my legal and personal representatives, to forever warrant and defend the title to the above-described property unto the said PATRICIA G. CRANDELL, her

heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand on this the 4th day of December, 1997.

Nell C. Greengrass
NELL C. GREENGRASS

STATE OF TENNESSEE
COUNTY OF LEWIS

Personally appeared before me, Janet C. Turner (Notary Public) a Notary Public in and for the state and county aforesaid, the within-named Nell C. Greengrass, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing and within instrument for the purposes therein expressed and contained.

Witness my hand and official seal at Hohenwald, Tennessee, on this the 4 day of December, 1997.

Janet C. Turner
NOTARY PUBLIC

My commission expires: 25 October 2000

I or we 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 $ 85,000, 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.

#15,000 Patricia G. Crandell
AFFIANT

Subscribed and sworn to before me on this 4th day of January, 1999.

Kim LeDale
~~NOTARY PUBLIC~~ / REGISTER

~~My commission expires:~~ _____

PERSON(S) OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:

Patricia G. Crandell
113 Dellrose Drive
Nashville, Tennessee 37214

NAME AND ADDRESS OF PROPERTY OWNER(S): Same as above

Map + Parcel 84-14-154

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