This deed prepared by Wm. F. Carpenter, 600 American Trust Building, Nashville, Tennessee 37201

WARRANTY DEED

BOOK 1518 PAGE 822

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Autistic Children of Tenn. (NAME)	Same (NAME)	24W-6795
2123 Fairfax Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of FIFTY THOUSAND----------
----------($50,000.00) *Dollars,*

cash in hand paid by Autistic Children of Tennessee, Inc., the receipt and sufficiency of all of which is hereby acknowledged,

H.James Crecraft and wife, Nancy F. Crecraft, and Francis B. Neiswender and wife, Betty B. Neiswender

have this day bargained and sold, and do hereby transfer and convey unto the said Autistic Children of Tennessee, Inc.

their *(successors), ~~heirs~~ and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the west part of lot No. 2 and the west part of the north 35 feet of lot No. 3 on the Map of Tyler Calhoun's Subdivision of lot No. 5 in Waddy's Subdivision of the Baxter Lands, of record in book 332, page 103 Register's Office for said County, and described as follows:

Beginning at the southeast corner of Fairfax Avenue, formerly Edgar Jones Avenue and 22nd Avenue South or Convent Place; thence with the easterly margin of said Avenue, southerly 205.3 feet; thence easterly 112 feet, more or less, to a point halfway between the easterly margin of said Avenue and the westerly margin of an alley; thence northerly 205.2 feet, more or less; to the southerly margin of Edgar Jones Avenue; thence with same, westerly 114 feet to the beginning.

Being the same property conveyed to H. James Crecraft and wife, Nancy F. Crecraft; and Francis B. Neiswender and wife, Betty B. Neiswender, by deed from Harpeth Loan and Thrift Corporation, as of record in Book 3285 page 463, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 50,000.00

Subscribed and sworn to before me, this the 2nd day of July 19 71

Affiant

My commission expires: 8-11-73 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 2123 (House Number) Fairfax Avenue (Street) Nashville P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Autistic Children of Tennessee, Inc.

their *(successors), ~~heirs~~ and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except taxes for 1971 which are pro-rated as of the date of deed and assumed by purchaser.

We *further covenant and bind* ourselves, our *~~heirs~~ and representatives, to warrant and forever defend the title to said real estate to said* Autistic Children of Tennessee, Inc.

their *(successors), ~~heirs~~ and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 2nd *day of* July, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

H. James Crecraft
H.James Crecraft

Nancy F. Crecraft
Nancy F. Crecraft

Francis B. Neiswender
Francis B. Neiswender

Betty B. Neiswender
Betty B. Neiswender

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Lorene Outlaw *a Notary Public in and for said County and State,* H. James Crecraft and wife, Nancy F. Crecraft; and Francis B. Neiswender and wife, Betty B. Neiswender *the within named bargainor S., with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee,* this 2nd *day of* July, *19* 71. Lorene Outlaw *Notary Public*

Commission expires 8-11-73

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ..... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ..... *this* ..... *day of* ....., *19*..... *Notary Public*

Commission expires .....

WARRANTY DEED

FROM

H. JAMES CRECRAFT, ET UX, ET AL

TO

AUTISTIC CHILDREN OF TENN., INC.

P 50,000.00
O
ST 130.00
PF .50
D 4.00
E
134.50

B 22356

IDENTIF. REFERENCE

JUL 9 3 34 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE