This instrument was prepared by
Bass, Berry & Sims, Attorneys
First American Center
Nashville, Tennessee 37238

BOOK 4863 PAGE 400

SPECIAL WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Sanford Lawton, Jr., and wife, Carolyn C. Lawton 1148 Stonewall Jackson Court Nashville, Tennessee	Same	145-11-6

FOR AND IN CONSIDERATION of the sum of SIXTY-TWO THOUSAND FIVE HUNDRED ($62,500.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, FIRST AMERICAN NATIONAL BANK OF NASHVILLE, TRUSTEE under the Will of Mildred Cooke Crutcher, deceased, by virtue of the authority granted to it in said Will, has bargained and sold and by these presents does hereby transfer and convey unto SANFORD LAWTON, JR. and wife, CAROLYN C. LAWTON, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being in the City of Oak Hill, and being Lot No. 1 on the Plan of Granny White Park, recorded in Book 3700, page 72, Register's Office for said County.

BEGINNING at a point in the north margin of Stonewall Jackson Court, at the common corner of Lots 1 and 2; thence leaving said Court, with the line between said lots, north direction 200.0 feet to a point in the south line of the Beasley property; thence with said line in a west direction 201.1 feet to a concrete monument in the east margin of Granny White Pike; thence with said Pike, southerly 163.9 feet to a concrete monument in the beginning of a curve to the left, having a radius of 25.0 feet; thence around said curve in a southeasterly direction 39.3 feet to a concrete monument in the north margin of Stonewall Jackson Court; thence with said Court along a slight curve to the left having a radius of 1258.1 feet, a distance of 173.5 feet to a concrete monument; thence continuing with said Court 30.0 feet to the point of beginning.

Being the same property conveyed to Edwin Crutcher and wife, Mildred C. Crutcher, by deed from Haury & Smith Contractors, Inc., of record in Book 4286, page 962, Register's Office for said County, and being the same property devised to First American National Bank by the Will of Mildred Cooke Crutcher, of record in Will Book 109, page 641, Probate Court of Davidson County, Tennessee, the said Edwin Crutcher having predeceased her.

This conveyance is expressly subject to:

1. Restrictions recorded in Book 4025, page 341, R.O.D.C.T.
2. A ten-foot public utility and drainage easement, utility anchor easement, ninety-foot minimum building setback line from Granny White Pike and from Stonewall Jackson Court, and conditions of the owners certificate, all as shown on the Plan of record in Book 3700, page 72, R.O.D.C.T.
3. 1974 real property taxes which have been prorated and assumed by the Grantees.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

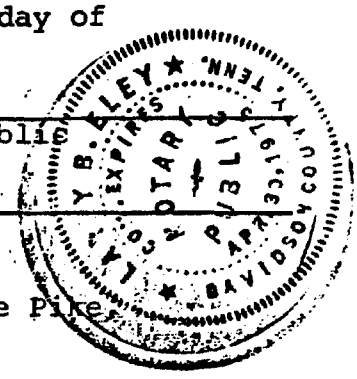
The actual consideration or value whichever is greater, for this transfer is $62,500.00.

Sanford Lawton Jr.
Affiant

Subscribed and sworn to before me, this the 22nd day of October, 1974.

Notary Public

My Commission Expires:
4-30-75



This is improved property, known as 5056 Granny White Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD said tract of land with the estate, title, and interest belonging to the said Sanford Lawton, Jr., and wife, Carolyn C. Lawton, their heirs and assigns forever.

And First American National Bank of Nashville, as such Trustee in as full and ample a manner as it can and should do under said Will, but no further or otherwise, does covenant with the said Sanford Lawton, Jr., and wife, Carolyn C. Lawton, that it is, as such Trustee, lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except for the encumbrances noted above.

And First American National Bank of Nashville, as such Trustee in as full and ample a manner as it can and should do under said Will, but no further or otherwise, does further convenant and bind itself, as such Trustee, to warrant and forever defend the title to said land to the said Sanford Lawton, Jr., and wife, Carolyn C. Lawton, against the lawful claims of any and all persons whomsoever.

WITNESS our hands this 22nd day of October, 1974, the corporate party having caused its name to be signed hereby by its duly authorized officers on said date.

FIRST AMERICAN NATIONAL BANK OF
NASHVILLE, TRUSTEE UNDER THE
WILL OF MILDRED COOKE CRUTCHER

By Brannon Huddleston
Vice Pres. Trust Officer

ATTEST:

Emmett Russell

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IDENTIF. REFERENCE

Oct 24 2 30 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Larry B. Eley a Notary Public in and for the aforesaid State and County, Brannon Huddleston and Emmett Russell, III, with whom I am personally acquainted and who upon oath acknowledge themselves to be the Vice President & Trust Officer and Assistant Trust Officer, respectively, of First American National Bank of Nashville, Trustee under the Will of Mildred Cooke Crutcher, a national banking association, the within named bargainor, and that they as such officers, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of First American National Bank of Nashville, Trustee under the Will of Mildred Cooke Crutcher, thereto by Brannon Huddleston, as Vice President & Trust Officer and attesting the same by Emmett Russell, III, as Assistant Trust Officer.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of October, 1974.

Larry B. Eley
Notary Public

My Commission Expires:
4-30-75

LARRY B. ELEY * NOTARY PUBLIC * DAVIDSON COUNTY, TENN. * MY COMM. EXPIRES APR. 30, 1975

OCT24	CONV	62,500.00			
OCT24 S'TAX			A*	162.50	
OCT24 PR'FEE			A*	.50	
OCT24	W'DEED		A*	6.00	* 169.00