THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

BOOK 5209 PAGE 303

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. Michael Crane and wife, Pat F. Crane	same	103-13-31
(NAME) 400 Wilsonia Drive		
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ~~3153.8~~ ($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged.

We, Duke J. Rose and wife, Gene Allen Kennedy Rose

have this day bargained and sold, and do hereby transfer and convey unto the said J. Michael Crane and wife, Pat F. Crane, their ~~successors~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being Lot No. 25 on the plan of Hillwood Estates, Section 3, as of record in Book 1835, page 135, Register's Office for said County, described as follows:

BEGINNING on the northeasterly margin of Wilsonia Drive at the corner of Lots Nos. 24 and 25; thence with the line between said two lots northeastwardly 375 feet to the corner of Lots Nos. 15, 16, 24 and 25; thence with the line between said Lots Nos. 14, 15 and 25 southeastwardly 322.6 feet to a telephone pole in the northwesterly line of Lot No. 12; thence with the line between said Lots Nos. 12 and 25 southwestwardly 91.5 feet to a concrete monument; thence south 41° 35' west 289.5 feet to the northeasterly margin of said Wilsonia Drive; thence with same northwestwardly 275 feet to the beginning.

BEING the same property conveyed to Duke J. Rose and wife, Gene Allen Kennedy Rose, by deed from H. G. Hill Realty Company, of record in Book 2640, page 264, Register's Office for Davidson County, Tennessee.

(cont.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 175,508.00

Subscribed and sworn to before me, this the 14th day of October 19 77

My commission expires: August 15, 1979 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved (X) property, known as 400 Wilsonia Drive, Nashville, Tennessee (House Number) (Street) 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 J. Michael Crane and wife, Pat F. Crane, 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 as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* J. Michael Crane and wife, Pat F. Crane, their ~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 13th *day of* October, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Duke J. Rose

Gene Allen Kennedy Rose

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, James P. Zerfoss *a Notary Public in and for said County and State,* Duke J. Rose and wife, Gene Allen Kennedy Rose

*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* 13th *day of* October, *19*77.

James P. Zerfoss *Notary Public*

Commission expires Jul. 11, 1980

JAMES P. ZERFOSS • NOTARY PUBLIC • DAVIDSON COUNTY, TENN.

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 .....

(cont.)

This conveyance is made subject to the following encumbrances:
(1) 1977 taxes, to be prorated and assumed by Grantees.
(2) The plan of record in Book 1835, page 135, said Register's Office, shows an owner's certificate, a minimum building setback line from Wilsonia Drive and a 10 foot easement for public utility and drainage purposes along the easterly and rear line of said lot.

OCT 14 77	CONV	90,000.00			
OCT 14 77	CONV	35,500.00			
OCT 14 77	S'TAX		B*	456.30	
OCT 14 77	PR'FEE		B*	.50	
OCT 14 77	W'DEED		B*	4.00	* 460.80

WARRANTY DEED

FROM
Duke J. Rose and wife,
Gene Allen Kennedy Rose

TO
J. Michael Crane and wife,
Pat F. Crane

E 31238

IDENTIF. REFERENCE

Oct 14 4 20 PM '77

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238