THIS INSTRUMENT PREPARED BY: ROBERT R. AYERS, Attorney at Law
223 Madison St., Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LLOYD C. CRAWFORD, JR., ET UX (NAME:)	SAME (NAME:)	Map 11 Par 38 & 39
Route 3 Baker Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 5382 PAGE 743
Goodlettsville, Tn. 37072 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *DOLLARS*
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, subject to a life estate retained herein,

SALLYE GREER CRAWFORD, hereinafter referred to as Grantor has ~~xxxx~~ *bargained and sold, and by these presents do transfer and convey unto the said* LLOYD C. CRAWFORD, JR., AND NANCY L. ALDERSON, As tenants in common, hereinafter referred to as Grantees, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 10th, formerly, the 20th, Civil District of Davidson County, Tennessee, described according to a survey made by H. B. Fowlkes, Surveyor, December, 1945, as follows:

Beginning on the southerly margin of the right-of-way of the L & N Railroad at its intersection with the easterly line of the H. E. Holland tract; thence with said line South 28° 45' West 153 feet to the northwest corner of the T. Porter Key property; thence with said Key's northerly line, South 56° 15' East 241.56 feet to said Key's northeast corner; thence with his easterly line, South 39° 30' West 253.44 feet to the center of an old railroad right-of-way now abandoned; thence with the center of said abandoned railroad, South 46° 15' East 450.78 feet to the center of an old road; thence with the center of said road, South 35° 30' West to Baker's Station Road, said point being the terminus of said old road, continuing in the same direction, in all 429 feet to a point in Manskers Creek; thence South 53° East 495 feet to a point in the westerly line of the H. I. Martin tract; thence with said line, North 29° East 790 feet and North 71° East 351.45 feet to a point in gully on the southerly margin of the right-of-way of the L& N Railroad; thence with said right-of-way as follows: North 63° West 681 feet, North 62° 48' West 100 feet, North 61° 48' West 100 feet, North 59° 47' West 100 feet, North 57° 43' West 100 feet, North 55° 38' West 100 feet and North 54° 19' West 92 feet to the beginning, containing 15 acres, more or less.

CONTINUED

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 25,000.00

Subscribed and sworn to before me, this the 4th day of January, 19 79

Affiant

My commission expires: 4-18-82 (Affix Seal)

Notary Public

Being the same property conveyed to Lloyd C. Crawford and wife, Sallye Greer Crawford by deed from Charles Edward Moore, Sr., and wife, Elizabeth Cole Moore, by deed of record in Book 2246, page 241, Register's Office for Davidson County, Tennessee; the said Lloyd C. Crawford having since died, the property vests solely in Sallye Greer Crawford.

Included in the above description, but excluded therefrom is a tract of land of about 1.6 acres, more or less conveyed to Samuel T. Key and wife, Dorothy Holland Key, by deed from Claude H. Stitt and wife, Minnie Stitt of record in Book 1784, page 393, Register's Office for Davidson County, Tennessee, and described as follows:

Land in the 10th, formerly 20th, Civil District of said County, described according to a survey made by Harvey Gee, August 13, 1949, as follows:
BEGINNING at a point in the center of an old L & N Railroad right-of-way at the southwest corner of the property conveyed to T. P. Key, thence with Key's southeastern boundary line, North 39° 30' East 253.44 feet to an iron pin; thence South 46° 06' East 305.4 feet to an iron pin; thence South 39° 30' West 253.44 feet to a point in the center of said old right-of-way; thence with the center of said old right-of-way line, North 46° 06' West 39.4 feet to the southeast corner of the property conveyed to John Henry Courtwright and wife by deed from Claude H. Stitt and wife, of record in Book 1439, page 319, Register's Office for said County; thence with the southwestern boundary line of said Courtwright property North 39° 30' East 150 feet to Courtwright's southeast corner; thence with Courtwright's northeastern boundary line, North 46° 06' West 50 feet to Courtwright's northwest corner; thence with Courtwright's northwestern boundary line, South 39° 30' West 150 feet to a point in the center of said old right-of-way line; thence with the center of said right-of-way line, North 46° 06' West 216 feet to the beginning, containing 1.6 acres, more or less.

CONTINUED

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

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 I *do covenant with the said* grantees *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I *do further covenant and bind* myself, my *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.*

Witness my *hand this* 4th *day of* January, *19* 79., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sallye Greer Crawford

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Likewise, a lot or tract of land 50 feet by 150 feet with a house thereon conveyed to John Henry Courtwright and wife, Lorraine McCord Courtwright from Claude H. Stitt and wife, Minnie Stitt of record in Book 1539, page 319, Register's Office for Davidson County, Tennessee, is included in the above description, but excluded therefrom, and described as follows:

Land in the 10th Civil District of Davidson County, Tennessee, beginning at a point on the southern boundary line of property belonging to Claude H. Stitt and wife, two hundred sixteen (216) feet east of the southeast corner of T. P. Key's property; thence northward one hundred fifty (150) feet to an iron stake in a line that is parallel to the easterly boundary of T. P. Key's property; thence eastwardly fifty (50) feet to an iron stake in a line that is parallel to the easterly boundary of T. P. Key's property; thence eastwardly fifty (50) feet to an iron stake in a line that is parallel to the southern boundary of the aforesaid Stitt's property; thence southerly one hundred fifty (150) feet to an iron stake in a line that is parallel to the easterly line of T. P. Key's property; thence westwardly fifty (50) feet along the southern boundary of the aforesaid Stitt's property, to the point of beginning.

The Grantee herein hereby retains a life estate in and to the above described property.

F.0847.1.

IDENTIF. REFERENCE

JAN 8 1 59 PM '79

FOLEY & WELCH REGISTER
DAVIDSON COUNTY, TENN.

COMM 25,000.00

GRS'TAX 35.00

GRNTEE .50

MTGEED 8.00 * 73.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5382 PAGE 746

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SALLYE GREER CRAWFORD

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 4th day of January, 19 79.

Ruth H. Kuntzen, Notary Public.

Commission Expires 4-18-82

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this day of, 19.

, Notary Public.

Commission Expires.

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.