This instrument prepared by:
Thomas J. Stack, Jr., Atty.
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5539 PAGE 612

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas E. Crabtree, Sr. et ux	Third National Mortgage Company	Map 148
(NAME) 4855 Payne Road	(NAME) P. O. Box 2628	Parcel 123
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37013	(STREET ADDRESS) Nashville, Tennessee 37219	
(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 by Thomas E. Crabtree, Sr. and wife, Lucy M. Crabtree and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Thomas Bingham and wife, Roberta Bingham,

have this day bargained and sold, and do hereby transfer and convey unto the said Thomas E. Crabtree, Sr. and wife, Lucy M. Crabtree, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being a tract of land in the 5th Civil District of Davidson County, Tennessee, near the town of Antioch and being known as Tract No. 2 on a plan made by George A. Watkins, Surveyor, November 7, 1950, showing division of a 25 acre Tract known as the Payne Lands and described according to said Watkins survey as follows:

Beginning at a point in the center line of the main tract of N.C. & St. L. Railroad at the common corner of Tracts 2 and 3, shown on said survey; thence with the line between said tracts North 51 deg. East 126 feet to a point, a corner of Tract I; thence with the line between Tracts 1 and 2 south 38 deg. 45' East 25 feet to an iron pin; thence North 73 deg. east 194.1 feet to an iron pin; thence south 33 deg. 15' East 173 feet to an iron pin at the corner of Tracts 2 and 5 in the northwest corner of the Smith Land; thence with Smiths west line south 39 deg. West 313.6 feet to a railroad spike in the center line of the main tract of said railroad; thence with the center line of same, North 35 deg. 30' West 334.6 feet to the beginning.

Being the same property conveyed to Thomas Bingham and wife, Roberta Bingham by deed from Winnie Bryant Smith, a widow, of record in Book 4897, page 819, Register's Office for Davidson County, Tennessee.

This conveyance is subjuct to a railroad right of way across southwest rear line, right of way of Payne Road lying within the boundaries of the premises and road ways across the property as shown on survey by John Kohl and Company, dated November 17, 1979.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 58,050.00

Subscribed and sworn to before me, this the 28th day of November 19 79

Affiant

My commission expires: 7-12-82
(Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 4855 Payne Road, Nashville, Tennessee 37013
(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 Thomas E. Crabtree, Sr. and wife, Lucy M. Crabtree, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Thomas E. Crabtree, Sr. and wife, Lucy M. Crabtree, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 28th *day of* November, 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.*

Thomas Bingham

Roberta Bingham

Thomas Bingham

Roberta Bingham

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5539 PAGE 613

Personally appeared before me, Doris E Moran, *a Notary Public in and for said County and State,* Thomas Bingham and Roberta Bingham

*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* 28th *day of* Nov. *19*79

Doris E Moran
Notary Public

Commission expires 8-12-81

NOTARY PUBLIC AT LARGE STATE OF 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 .....

9801

FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

0337574

FROM
Thomas Bingham et ux

TO
Thomas E. Crabtree, Sr. et ux

F 66536

IDENTIF. REFERENCE

DEC 5 10 59 AM '79

FELIX ZANDMAN II REGISTER
DAVIDSON COUNTY, TENN.

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5539 PAGE 614

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			53050.00- CO	
			137.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 144.30-	
9801A 12/05/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F66536

IDENTIF. REFERENCE

DEC 5 10 59 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 729559