AH-54

This deed prepared by: ( ) Randolph H. Schneider, Attorney at Law, P.O. Box 724386
Atlanta, Georgia 30339

BOOK 6371 PAGE 976

SAFECO TITLE INSURANCE COMPANY

WARRANTY DEED

FILE NO._____

STATE OF TENNESSEE COUNTY OF Davidson

THIS INDENTURE, Made the 27th day of June, 19 84
between

RICHARD C. KASPAR and wife, C. DENISE KASPAR

of the County of , and State of as party or parties of the first part, hereinafter called Grantor, and

JAMES R. CRANE AND WIFE, LaDONNA F. CRANE

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

BEING Lot No. 25 on the plan of Priest Lake Park, Section 2, of record in Book 4175, page 56, Register's Office for said County, more particularly described as follows:

BEGINNING at a point in the northwesterly margin of Edgewater Drive, said point being the common front corner of Lots No. 24 and 25; thence with the southwesterly line of Lot No. 25, 111.68 feet to a point; thence North 13° 10' East 121.34 feet to a point; thence around a curve to the right, having a radius of 205.0 feet, 48.00 feet to a point; thence South 63° 25' East 67.00 feet to a point; thence around a curve to the right, having a radius of 25.00 feet 39.27 feet to a point, said point being in the northwesterly margin of Edgewater Drive; thence with the margin of said drive southwesterly 97.20 feet to the point of beginning.

Subject to easements, limitations or restrictions of record, if any.

BEING the same property conveyed to Richard C. Kaspar and wife, C. Denise Kaspar by Installment Deed from George A. Tatum and wife, Ruth C. Tatum of record in Book 5749, page 620, Register's Office for Davidson County, Tennessee.

Address of Grantee	Mail Tax Notice to	Map Parcel No.
James R. Crane 3745 Edgewater Drive Nashville, TN 37217	Dominion Bancshares Mtg. Corp. 9900 Main Street, Suite 200 Fairfax, VA 22031	136-7-22 2D 55240

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

Grantor warrants and will forever defend the right and title to the above described property unto Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year above written.

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IDENTIF. REFERENCE

AUG 31 1 07 PM '84

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

Richard C. Kaspar
RICHARD C. KASPAR

C. Denise Kaspar
C. DENISE KASPAR

STATE OF Tennessee
COUNTY OF Davidson

On this the 27 day of June, 1984, before me personally appeared Richard C. Kaspar and C. Denise Kaspar to me known to be the person or persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and notarial seal.

Carolyn C. Williamson
Notary Public

CAROLYN C. WILLIAMSON NOTARY PUBLIC TENN.

My Commission Expires:
July 21, 1985

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Grantee hereby swears or affirms that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 74,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James R. Crane

Subscribed and sworn to before me on this the 24th day of August, 19 84.

Christy Wilkins Ivey
Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires:
Nov 1, 1987

08/31 198.90 Check

return to:
jcb

PERCY WILKINS, JR.,
ATTORNEY AT LAW
2210 CRESTMOOR ROAD
P.O. BOX 150187
NASHVILLE, TENNESSEE 37215

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 6371 PAGE 978

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

74000.00- CAMT.
192.40 CSTAX
.60 PRFE
6.00 MDEED
CHECK 198.90-
7013A08/31/84 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 6 9 0 2

IDENTIF. REFERENCE

AUG 31 1 07 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0065638