This Instrument Was Prepared By:
Claiborne K. McLemore, III, Esq.
Trabue, Sturdivant & DeWitt
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 6578 PG 293

Address New Owner(s):
William M. Wilson, et al.
1501 Turner Street
Old Hickory, TN 37138

Send Tax Bills to:
Same

Map/Parcel No:
53-12-200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, BILL CROOK ENTERPRISES and DAVID HUGGINS, TRUSTEE (the "Grantors"), have this day bargained and sold, and do hereby transfer and convey to WILLIAM M. WILSON and RUFUS T. WILSON, JR., as equal tenants in common (the "Grantees"), their heirs, successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

Land in Davidson County, State of Tennessee, being part of Lot No. 23, on Section II, Life & Casualty Insurance Company's subdivision, as of record in Book 843, page 56, Register's Office for said County, and described as follows:

Beginning at a point in the dividing line between Lots Nos. 22 and 23, 150 feet from the margin of Old Hickory Boulevard; thence, along the dividing line between said lots, North 41° 30' East 375 feet to the corner of Lots Nos. 3 and 23; thence, along the line between said lots, North 48° 29' West 240 feet to a point; thence, South 41° 31' West 525 feet to the margin of Old Hickory Boulevard; thence, with the margin of the same, South 48° 29' East 100 feet to a point; thence leaving said Old Hickory Boulevard, North 41° 31' East 150 feet to a point; thence South 48° 29' East 140 feet to the point of beginning.

Included in the above description but excluded therefrom is the following described tract of land:

Beginning at the point of intersection of the northeast margin of Old Hickory Boulevard (State Route 45) and the southeast boundary of the Eva C. McClung property; thence along the said boundary north 44 deg. 15 min. east 5 feet more or less to a point; thence south 45 deg. 45 min. east 100 feet more or less to a point; thence south 44 deg. 15 min. west 5 feet more or less to a point in the said northeast margin; thence along the said northeast margin north 45 deg. 45 min. west 100 feet more or less to the point of beginning and containing 485 square feet.

Being the same property conveyed to the State of Tennessee by deed from Bill Crook Enterprises, a Proprietorship owned by William E. Crook and wife, Mary Jean Crook of record in Book 4994, page 404, said Register's Office.

Being a part of the same property conveyed to Bill Crook Enterprises by installment deed from Jack Ham Construction Co., Inc. and Jack Ham, individually, of record in Book 4904, page 691, Register's Office for Davidson County, Tennessee and being all the property conveyed to David Huggins, Trustee, by deed from Bill Crook Enterprises, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

This property is subject to:

1. 1985 property taxes, a lien but not yet due and payable.

2. Easement contained in a deed of record in Book 2699, page 527, Register's Office for Davidson County, Tennessee.

3. Right-of-way easement to South Central Bell Telephone Company of record in Book 5430, page 460, Register's Office for Davidson County, Tennessee.

This is improved property known as 3323 Old Hickory Blvd. Old Hickory, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns, forever.

AND Grantors covenant that they 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 herein set out. Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

Mary Jean Crook, the wife of William E. Crook, joins in the execution of this instrument for the purpose of releasing and relinquishing any and all rights she might have in the property interest conveyed hereby.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective on this 4th day of June, 1985.

BILL CROOK ENTERPRISES

By: William E Crook
William E. Crook

Mary Jean Crook

David Huggins
DAVID HUGGINS, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William E. Crook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole proprietor of Bill Crook Enterprises, the within named bargainor, and that he as such sole proprietor, executed the foregoing instrument for the purposes therein contained, by signing the name of Bill Crook Enterprises.

Witness my hand and official seal, at office in Nashville, Tennessee, this 4th day of June, 1985.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7-19-88

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named Mary Jean Crook, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, Tennessee, this 4th day of June, 1985.

Koni S. Laming
Notary Public

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named David Huggins, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, Tennessee, this 4th day of June, 1985.

Koni S. Laming
Notary Public

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

William M. Wilson
Affiant

Subscribed and sworn to before me, this 4th day of June, 1985.

Koni S. Laming
Notary Public

My Commission Expires: 1-19-88

T.I.F. 7.07

IDENTIF. REFERENCE

JUN 10 3 44 PM '85

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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

175000.00- CAMT.
455.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 464.50-
6597A06/10/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.I.F.7.0.7.

IDENTIF. REFERENCE

JUN 10 3 44 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 143061