VIII-E/SA30 JRR/aw

BOOK 6580 PAGE 413

This instrument prepared by:
JOHN R. REYNOLDS, Attorney,
216 Third Avenue, North
Nashville TN 37201

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills to:	Map/Par. No.
James B. Hardy et al	SAME	(See attached Desc.)
100 Main St. P O Box 466		
Goodlettsville TN 37072		

For and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, DAVID LEO CRANE and wife, CAROLE B. CRANE, hereinafter referred to as the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto JAMES B. HARDY, C. W. TIDWELL and H. S. TIDWELL, hereinafter referred to as Grantees, their heirs, successors and assigns, a one-half (1/2) undivided interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

(SCHEDULE A ATTACHED)

This is unimproved (X) improved ( ) property, known as _____

TO HAVE AND TO HOLD said one-half (1/2) undivided interest in said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever; and Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said interest in said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set out herein; and they do further covenant and bind themselves/their heirs and assigns, to warrant and forever defend the title to said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

The parties represent and warrant that the above described property does not constitute homestead, their homestead being located elsewhere.

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

Witness the hands of Grantors this 24th day of May 1985.

David Leo Crane
DAVID LEO CRANE

Carole B. Crane
CAROLE B. CRANE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID LEO CRANE and wife, CAROL B. CRANE, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of May 1985.

John R. Reynolds
Notary Public

My commission expires 17 July 1988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $45,000.00.

John R. Reynolds
Affiant

Subscribed and sworn to before me this 7th day of June 1985.

Janet Williams
Notary Public

My commission expires: 21 July 1985

NOTE TO REGISTER:

Upon recording, please ~~return~~ the recorded instrument ~~to:~~

JOHN R. REYNOLDS, Attorney
216 Third Avenue, North
Nashville TN 37201

SCHEDULE A

TRACT NO. 1: 11D-86395 - Map No. 63-2 - Par No. 104

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Nawakwa Hills, Powwow Addition, Section No. 4, as of record in Book 974, page 26, Register's Office for said County.

TRACT NO. 2: 11D-86400 and 11D-86415 - Map No. 63-2 - Par Nos. 105 & 108

Land in Davidson County, Tennessee, being Lots Nos. 141 and 144, on the Plan of Nawakwa Hills Powwow Addition, Section No. 4, as of record in Book 974, page 26, Register's Office for said County.

TRACT NO. 3: 11D-86510 and 11D-86515 - Map No. 53-14 - Par Nos. 69 & 70

Land in Davidson County, Tennessee, being Lots Nos. 181 and 182 on the plan of Nawakwa Hills, Powwow Addition, Section 6, not of record.

SAID Lots adjoin and front together 100 feet on the easterly side of Ocoee Trail and run back eastwardly between lines 150 feet to a dead line and being bounded on the northerly sid by the property conveyed to G. Hall Brice, by deed of record in Book 2395, page 455, Registe Office for Davidson County, Tennessee, and on the southerly side by the property conveyed to Milford H. Higgenbotham by deed of record in Book 5123, page 456, said Register's Office.

TRACT No. 4: 11D-86815 - Map No. 63-2 - Par No. 136

Land in the 11th District of Davidson County, Tennessee, described as follows:

BEGINNING at a point marked with an iron pin in the westerly margin of Pawnee Trail (being the southeast corner of this tract and the terminus of Pawnee Trail as the said Trail is shown on the Map of Nawakwa Hills, of record in Book 843, pages 36 and 37, Register's Office for Davidson County, Tennessee, said point of beginning being marked with an iron pin in the westerly margin of Pawnee Trail and being the southwest corner and terminus of Pawnee Trail, as shown on said plan of Nawakwa Hills; thence South 88° 52' West, 150 feet to a point marked with an iron pin; thence North 1° 00' West, 103.7 feet, more or less, to a point marked with an iron pin; thence North 88° 52' East, 150 feet, more or less, to a point in the westerly margin of Pawnee Trail marked with an iron pin; thence, South 1° 08' East, 103.7 feet with the westerly margin of said Pawnee Trail to the point of beginning.

TRACT NO. 5: 11D-86810 - Map No. 63-2 - Par No. 135

Land in the 11th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northwesterly margin of Pawnee Trail, said point being the northeast corner of the tract of land conveyed to Chas. U. Coggin and wife, by deed from D. L. Whittaker, and wife, of record in Book 2335, page 207, Register's Office for Davidson County, Tennessee; thence with the line between the two tracts, South 88° 52' West, 150 feet to a point; thence North 1° 00' West, 100 feet to a point; thence North 88° 52' East, 150 feet, more or less to a point in the westerly margin of Pawnee Trail; thence along said margin of said Trail, South 1° 08' East, 100 feet to the point of beginning.

TRACT NO. 6: 11D-86805 - Map No. 63-2 - Par No. 134

Land in the 11th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point marked with an iron pin in the westerly margin of Pawnee Trail on the Map of Nawakwa Hills, of record in Book 843, pages 36 and 37, Register's Office for said County, said point of beginning being in the westerly margin of said Pawnee Trail marked with an iron pin 203.7 feet, more or less, northerly with the westerly margin of said Pawnee Trail from the southwest corner and terminus of Pawnee Trail as shown on said plan; thence South 82° 41' West, 150 feet, more or less, to a point marked with an iron pin; thence northerly with a curve to the left (R-776'), 83.8 feet to a point marked with an iron pin; thence North 76° 31' East 150 feet, more or less, to a point marked with an iron pin in the westerly margin of Pawnee Trail; thence southerly with a curve to the right (R-926') and the westerly margin of said Pawnee Trail, 100 feet to the point of beginning.

TRACT NO. 7: 11D-86800 - Map No. 63-2 - Par No. 133

Land in the 11th Civil District of Davidson County, Tennessee, described as follows, to-wit:

Located and being in the Eleventh (11th) Civil District of Davidson County, Tennessee, and being more particularly described as follows, to wit:

BEGINNING at a point marked with an iron pin in the westerly margin of Pawnee Trail, on the Map or plan of Nawakwa Hills, dated April 3rd, 1930, and recorded November 15th, 1930, in Book 843, pages 36 and 37, of the Register's Office for Davidson County, Tennessee.

Said point of beginning being in the westerly margin of said Pawnee Trail, marked with an iron pin 303.7 feet, more or less, (northerly with the westerly margin of said Pawnee Trail) from the southwest corner and terminus of Pawnee Trail, as shown on said plan of Nawakwa Hills; thence south 76 degrees 31' W. 150 feet, more or less, to a point marked with an iron pin; thence northerly with a curve to the left (R-776') 83.8 feet to a point marked with an iron pin; thence N. 70 degrees, 20' E. 150 feet, more or less, to a point marked with an iron pin, in the westerly margin of said Pawnee Trail; thence southerly with a curve to the right (R-926') and the westerly margin of said Pawnee Trail 100 feet to the point of beginning.

TRACT NO. 8: 11D-86775 - Map No. 63-2 - Par No. 128

Land in the Eleventh (11th) Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEGINNING at a point marked with an iron pin in the westerly margin of Pawnee Trail, on the Map or plan of Nawakwa Hills, dated April 3rd, 1930, and recorded November 15th, 1930, in Book 843, pages 36 and 37, of the Register's Office for Davidson County, Tennessee.

SAID point of beginning being in the westerly margin of said Pawnee Trail, marked with an iron pin 703.7 feet, more or less, (northerly with the westerly margin of said Pawnee Trail) from the southwest corner, and terminus of Pawnee Trail, as shown on said plan of Nawakwa Hills; thence South 51 degrees 48°W. 150 feet, more or less, to a point marked with an iron pin; thence northerly with a curve to left (R-776') 41.9 feet to a point marked with an iron pin; thence N. 48 degrees 42' E. 150 feet, more or less to a point (marked with an iron pin) in the westerly margin of said Pawnee Trail; thence southerly with a curve to the right (R-926') and the westerly margin of said Pawnee Trail 50 feet to the point of beginning.

TRACT NO. 9: 11D-86755 - Map No. 53-14 - Par. No. 91

Land in the 11th Civil District of Davidson County, Tennessee, and described as follows:

BEGINNING at a point marked with an iron pin, in the westerly margin of Pawnee Trail, on the Map or plan of Nawakwa Hills, Dated April 3rd, 1930, and recorded in Plan Book 843, pages 36 and 37, Register's Office for said County.

SAID point of beginning being 1135.8 feet, more or less (southerly with the westerly margin of said Pawnee Trail) from the southerly margin of Nawakwa Trail, and the intersection of said Pawnee Trail; thence with the westerly margin of Pawnee Trail, S. 44 degrees 23' E. 100 feet to a point marked with an iron pin; thence S 45 degrees 37' W 150 feet, more or less, to a point marked with an iron pin; thence N. 44 degrees 23' W 100 feet to a point marked with an iron pin; thence N. 45 degrees 37' E. 150 feet, more or less, to the point of beginning.

TRACT NO. 10: 11D-86400 - Map No. 53-14 - Par. No. 79; 11D-86765 - 11D-86770 - 11D-86820 - Map No. 63-2 - Par Nos. 126, 127 and 137

Land in the 11th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin at the southeast corner of Nawakwa Trail and Ocoee Trail; thence with the southerly margin of Nawakwa Trail, North 68° 40' East 547.6 feet to a point in the westerly margin of Pawnee Trail; thence with the westerly margin of Pawnee Trail, South 51° 55' East 135 feet, more or less, to a point which is the northeast corner of the tract of land conveyed to Gladys Faye Smith, by deed of record in Book 4477, page 390, Register's Office for said County; thence in a westerly direction along the northerly line of said Smith tract, 150 feet to a point; thence southerly along a line 150 feet westerly from and parallel to the westerly margin of Pawnee Trail, 1120.24 feet, more or less, to a point which is the southwest corner of the property conveyed to S. C. Vaughn and wife, of record in Book 4020, page 618, said Register's Office; thence eastwardly along the southerly line of said Vaughn property, 150 feet to the westerly margin of Pawnee Trail; thence southwardly with said margin of said Pawnee Trail 50 feet to a point which is the northeasterly corner of the tract of land included in the conveyance to Chas. U. Coggin, by the deed wherein all the land herein described was also conveyed to him and which said tract is identified as Map No. 63-2, Parcel 127, on the Metro Tax Maps; thence leaving said Pawnee Trail westwardly along a line parallel to and 50 feet southerly from the aforesaid Vaughn southerly line, 150 feet to a point; thence southwardly along a line 150 feet westwardly from and parallel to the westerly margin of Pawnee Trail, 781.10 feet more or less, to a point which is the southwesterly corner of the property conveyed to Chas. U. Coggin, and wife, by deed from D. L. Whittaker and wife, of record in Book 2335, page 207, said Register's Office; thence eastwardly with the southerly line of said property conveyed by Whittaker to Coggin, 150 feet to a point in the westerly margin of said Pawnee Trail; thence continuing with the curving margin of Pawnee Trail southwestwardly 804 feet more or less, to a point which is the southwesterly corner of Lot #171 on the Plan of Nawakwa Hills, Powwow Addition, Section 4, of record in Book 974, page 26, Register's Office for said County, which said point is located 150 feet easterly from the easterly margin of Ocoee Trail; thence northwardly along a line 150 feet easterly from and parallel to the easterly margin of Ocoee Trail, 2300 feet, more or less, to a point which is the northeaster corner of the tract of land conveyed to Herman E. Adams, by deed of record in Book 4689, page 904, Register's Office for Said County; thence westwardly along the northerly line of the said Adams property, 150 feet to the easterly margin of Ocoee Trail; thence northwardly along the easterly margin of Ocoee Trail, 160 feet to the point of beginning.

Being the same property conveyed to David Leo Crane and wife, Carole B. Crane, by Deed from Charles U. Coggin, Jr. and wife, Edith A. Coggin, and Robert M. Coggin and wife, Geraldine B. Coggin, of record in Book 6090, page 123, Register's Office for Davidson County, Tennessee.

25/12 132.50 CHECK
7570
FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN
JUN 12 2 28 PM '85
IDENTIF. REFERENCE
J. 1. 2 5. 1 1

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

RECEIVED OF _____

FOR _____

BOOK 6580 PAGE 418

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
			45000.CO- CAMT.	
			117.00 CSTAX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK	132.50-
			7570A06/12/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

JL251 I

IDENTIF. REFERENCE

JUN 12 2 28 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 144009