BOOK 6897 PAGE 966

Address New Owner as follows:	Send tax bills to:	Map-Parcel No:
John N. Popham, IV 130 Alton Road Nashville, Tennessee 37205	Same	130-9-23

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RALPH McCRACKEN and wife, LINDA McCRACKEN**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JOHN N. POPHAM, IV**, an unmarried person, hereinafter called the Grantee, his heirs and assigns, certain real property lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 2 of Block "C" on the Second Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, page 62, Register's Office for said County.
>
> Being the same property conveyed to Ralph McCracken and wife, Linda McCracken by deed from Gary W. Duncan and wife, Carol R. Duncan, of record in Book 5991, page 558, said Register's Office.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, his heirs, representatives and assigns forever.

AND GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said property, that they have a good right to convey it, and that the same is unencumbered, except for (1) taxes for the year 1986 which will be prorated and assumed by the Grantee; (2) the plan of record in Book 1130, page 62, said Register's Office, shows an Owner's Certificate, a 50 foot minimum building setback line from Alton Road, and a 10 foot easement for public utility and drainage purposes along the rear line of said lot; and (3) Easement to Southern Bell Telephone & Telegraph Company by J.U. Rust, Agent, as set out in Book 1065, page 6, said Register's Office.

AND GRANTORS further covenant and bind themselves, their heirs, assigns and representatives to warrant and forever defend the title to said tract of land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 18th day of June, 1986.

RALPH McCRACKEN

Linda McCracken
LINDA McCRACKEN

STATE TAX PAID
1437

RECEIVED FOR RECORD
JUN 25 3 22 PM '86

RUSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RALPH McCRACKEN and wife, LINDA McCRACKEN, 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 purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 18th day of June, 1986.

Marsha R. Anderson
NOTARY PUBLIC

My commission expires: 11-3-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

John N. Popham
AFFIANT

Sworn to and subscribed before me this the 18th day of June, 1986.

Marsha R. Anderson
NOTARY PUBLIC

My commission expires: 11-3-88

This instrument was prepared by:

John N. Popham
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238

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

125000.00- CONT.
325.00 CSTAX
.50 PRFEE
6.00 MOE
CHECK 331.50-
0027A06/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

337
1 4
REFERENCE
IDENTI
3 22 PM '86
JUN 25
FELIX Z. WILSON
DAVID

No. 263510