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WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersoville, TN 37075
822-0030

Mail

29470

IDENTIFICATION REFERENCE

AUG 7 1 47 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 15,000.00.

Affiant

SWORN to and subscribed before me on this the 7th day of August, 1986.

NOTARY PUBLIC

My Commission Expires: Jan. 25 1988

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Steven E. Crook	Same	115-05
631 Woodland St. P.O. Box 60424		153
Nashville, Tenn. 37206		

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, I, **MARILYN A. BENNETT**, hereinafter called the **GRANTORS**, have bargained and sold and by these presents, do transfer and convey unto **STEVEN E. CROOK and wife, CAYE CROOK**, hereinafter called **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 7 of Block "A" on the Map of Battlefield Estates, Section #2 of record in Book 843, Page 108, Register's Office, Davidson County, Tennessee and described as follows:

BEGINNING on the northerly margin of Battlefield Drive at the corner of Lots Nos. 6 and 7; thence with the line between said two lots northwardly 260.5 feet to the southerly margin of the right-of-way of the Tennessee Central Railroad; thence with said right-of-way eastwardly 147 feet to the westerly margin of Battlefield Drive; thence with said Drive southwardly and southwestwardly 285 feet to the beginning.

BEING the same property conveyed to MARILYN A. BENNETT by Quitclaim Deed from TERRY LAWRENCE BENNETT of record in Book 6404, Page 525, Register's Office for Davidson County, TN.

INCLUDED IN THE ABOVE DESCRIPTION, BUT ESPRESSLY EXCLUDED therefrom is the following described property conveyed to the State of Tennessee in Book 4803, Page 757, said Register's Office:

BEGINNING at the point of intersection of the south right-of-way of the Tennessee Central Railroad and the West margin of Craig Avenue; thence along the said West margin southwardly along a curve left having a radius of 434.3 feet for 106.6 feet; thence North 87 deg. 40 min. West 133.0 feet to a point; thence North 18 deg.

21 min. West 103.9 feet to a point in the said right-of-way; thence along the said right-of-way North 89 deg. 46 min. East 147.2 feet to the point of beginning and containing 14,148 square feet.

This is unimproved property known as 928 Battlefield Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns, forever; and we do covenant with the said **GRANTEES** that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS my hand this 7th day of August, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Marilyn A. Bennett

MARILYN A. BENNETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, MARILYN A. BENNETT, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 7th day of August, 1986.

NOTARY PUBLIC

My Commission Expires: Jan. 28 1990

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

1500.00- CAPT.
42.00 CSTAX
.50 PREC
6.00 MISC
CHECK 43.50-
7572A08/07/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2947 0

IDENTIFICATION REFERENCE

AUG 7 1 47 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 280713