BOOK 7031 PAGE 893

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69575.77

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 19 86

Notary Public

MY COMMISSION EXPIRES: 11-1-87
(AFFIX SEAL)

Mortgagee: Cato A. Bass, Jr., and
Margaret C. Bass

*from unconfirmed information furnished by the parties

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney*
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
Lynn Kiracofe (NAME)	NEW OWNER (NAME)	Map 117-4
2950 Primrose Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 347
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John T. Crunk and Martin J. Rini, a partnership d/b/a/ C. R. Properties

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lynn Kiracofe

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 2 of Block "B" on the Map of Belmont Terrace Annex No. 4, as of record in Book 974, page 97, Register's Office for said County.

SAID Lot No. 2 fronts 65 feet on the southwesterly side of Primrose Circle and runs back between lines 162.5 feet on the northwesterly line and 160 feet on the southeasterly line to the right of way of the Tennessee Central Railroad, on which it measures 70.8 feet.

INCLUDED in the above description, but excluded from this conveyed, is the property conveyed to the State of Tennessee of record in Book 4792, page 660, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the south boundary of this property, said point being south 55° 21' west 75.9 feet along the said boundary from its intersection with the west margin of Primrose Circle at another point that is 1157.8 feet south and west of the east exit of Primrose Circle on Primrose Avenue; thence along the said south boundary 55° 21' west 84.1 feet to apoint in the east right of way of the Tennessee Central Railroad; thence along the said east right of way north 34° 39' west 70.8 feet to a point; thence north 57° 38' east 86.5 feet to a point; thence south 32° 51' east 72.3 feet to a point of beginning and containing 6,125 square feet.

BEING part of the property conveyed to Grantor by deed from Cato A. Bass, Jr., and wife, Margaret C. Bass, of record in Book 6579, page 613, said Register's Office.

(OVER FOR TITLE EXCEPTION AND ASSUMPTION CLAUSE)

This is unimproved ( ) improved (X) property, known as 2950 Primrose Circle, Nashville, Tennessee 37212
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, 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 our hands this 31st day of October, 1986

John T. Crunk**

Martin J. Rini**

**Individually and as a partner of C. R. Properties

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named John T. Crunk and Martin J. Rini

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of October 1986

Commission expires 11-1-87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, John V. Adams, a Notary Public within and for the State and County aforesaid, personally appeared John T. Crunk and Martin J. Rini and ~~(his wife)~~ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Partners and ~~respectively of the~~ C. R. Properties Partnership the within named bargainor, a ~~corporation~~, and that ~~(he)~~ as such Partners and (they) being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ Partnership by the said John T. Crunk and Martin J. Rini as such Partners, and ~~attesting the same by the said~~ as ~~such~~.

Witness my hand and official seal at office at Nashville on this the 31st day of October, 1986

My commission expires 11-1-87

Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

NOV 5 1 47 PM '86

REGISTER'S FEE

WARRANTY DEED

FROM

John T. Crunk and Martin J. Rini

TO

Lynn Kiracofe

Prepared By:
John V. Adams, Attorney
3593 Cleghorn Ave.
Nashville, TN 37215

6041 2

THIS conveyance is subject to property taxes for 1986 which have been prorated and for which Grantees will be responsible.

AS part of the consideration for this conveyance, Grantee assumes and agrees to pay the remainder of the indebtedness evidenced by the note referenced in the Installment Deed recorded in Book 6579 at page 613 in said Register's Office according to the terms thereof.

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

RECEIVED OF _____

FOR _____ BOOK 7031 PAGE 895

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

69575.77- CAMT.
194.00 CSTAX
.50 PRFE
6.00 WDE.D
CHECK 201.33-
276BA11/05/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60412

IDENTIFICATION REFERENCE

Nov 5 1 47 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.08828