THIS INSTRUMENT PREPARED BY: BUCHANAN, EDWARDS & DETRING, Attorneys
P. O. Box 1045, Hendersonville, TN 37077
(FROM INFORMATION PROVIDED BY THE PARTIES)

BOOK 7076 PAGE 440

WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	PARCEL NUMBERS:
D. LEO CRANE 3214 Gallatin Road Nashville, TN 37216	SAME	15D 160 Map 72-6 Parcel 257

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, BRIAN LOVELL CRANE, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said D. LEO CRANE, hereinafter referred to as Grantee, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING parts of Lots Nos. 10 and 11 on the Plan of Kenmore Place, as of record in Book 332, pages 32 and 33, Register's Office for said County, described according to a survey made by Z. J. Wilkinson, Surveyor, April 22, 1943, as follows:

BEGINNING at a stake at the northeast corner of the Gallatin Pike as now located and a 15 foot alley; thence with the northerly margin of said alley eastwardly 185.4 feet, more or less, to the southwest corner of Lot No. 24; thence with the westerly line of said Lot No. 24, northwardly 77.26 feet; thence westwardly 150 feet, more or less, to the easterly margin of said Pike; thence with said Pike southwardly 101.7 feet to the beginning.

INCLUDED in the above description but expressly excluded from this conveyance is that portion of the above-described property previously conveyed by Joseph J. Crane and wife, Mary Lynn Crane, to Nathan Wall, of record at Book 4636, page 326, said Register's Office, being Lot No. 1 on the plan of a subdivision of part of Lots Nos. 10 and 11, Kenmore Place Subdivision, as of record in Book 4595, page 60, said Register's Office.

BEING the same property conveyed to Brian Lovell Crane by deed from Joseph J. Crane and wife, Mary Lynn Crane, of record in Book 6007, page 606, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 3212 Gallatin Pike,
Nashville, TN 37216 (rear portion)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, his successors, heirs and assigns forever. I covenant that I am 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 of record. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, his successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 15 day of December, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Brian Lovell Crane
BRIAN LOVELL CRANE

STATE OF TENNESSEE)
COUNTY OF)

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

James I. Smith
AFFIANT

Subscribed and sworn to before me,
this 15th day of December, 1986.

Patricia A. Norman
NOTARY PUBLIC

My Commission Expires: 4-19-87

STATE OF TENNESSEE)
COUNTY OF Sumner)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared BRIAN LOVELL CRANE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Hendersonville, Tennessee, this 15th day of December, 1986.

Candy Lee Smith
NOTARY PUBLIC

My Commission Expires: 10/28/89

7529

IDENTIFICATION

Dec 22 9 54 AM '86

mail

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

650 . 00 CONT.
100.00 CSTAX
.50 PRFE
6.00 WDED
CHECK 106.50-
9730.12/22/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75299

IDENTIFICATION REFERENCE

Dec 22 9 55 AM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 25450