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

BOOK 7078 PAGE 225

WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS:	Map	Parcel
BRIAN L. CRANE, ET UX, CEILE H. CRANE Route 5, Box 112K Goodlettsville, TN 37072	SAME	916 Virginia	61-11	46
		916 1/2 Virginia	61-11	46
		1018 Curdwood	61-11	179
		1001 McIver	61-11	179
		1612 Northview Ave.	72-14	244
		1614 Northview Ave.	72-14	243

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, RAY D. OSBORNE and wife, GEORGIA O. OSBORNE, hereinafter referred to as Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said BRIAN L. CRANE and wife, CEILE H. CRANE, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT I:

LAND in Davidson County, Tennessee, being the westerly 67 feet 2 inches front and 67 feet rear of Lot No. 6, and the easterly 25 feet 2 inches front and 25 feet rear of Lot No. 7 on the Map of the George Burrus Subdivision of Lot 81 of Maplewood Home Tract, as of record in Book 421, page 178, said Register's Office.

SAID parts of said lots adjoin and front together 92 feet 4 inches on the southerly side of Maplewood Boulevard, now known as Curdwood Boulevard, and run back 246 feet on the westerly line of a part of Lot No. 7 and 251.5 feet on the easterly line of a part of Lot No. 6, to the northerly margin of McIver Street, measuring 92 feet thereon.

BEING the same property conveyed to Ray D. Osborne and wife, Georgia O. Osborne, by deed from A. L. Hunter and wife, Annie Ruth Hunter, as of record in Book 3532, page 295, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1018 Curdwood & 1001 McIver

TRACT II:

BEING Lot No. 2 on the Map of Chas. U. Coggin's First Addition to Nashville, as of record in Book 421, page 33, Register's Office for said County.

SAID Lot No. 2 fronts 50 feet on the westerly side of Northview Avenue and runs back 225.96 feet on the north line and 231.1 feet on the south line to an alley, and shows 50 feet on said alley.

BEING the same property conveyed to Ray D. Osborne and wife, Georgia O. Osborne, by deed from James D. Holt and wife, Sara F. Holt, of record in Book 3346, page 431, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1612 Northview Avenue.

TRACT III:

BEING Lot No. 3 on the Map of Chas. U. Coggin's First Addition to Nashville, as of record in Book 421, page 33, Register's Office for said County.

SAID Lot No. 3 fronts 50 feet on the westerly side of Northview Avenue and runs back 220.8 feet on the north line and 225.96 feet on the south line to an alley, and shows 50.3 feet on said alley.

BEING the same property conveyed to Ray D. Osborne and wife, Georgia O. Osborne, by deed from James D. Holt and wife, Sara F. Holt, of record in Book 3346, page 597, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1614 Northview Avenue.

TRACT IV:

LAND in Davidson County, Tennessee, being the westerly one-half of Lot No. 24 on the Plan of Maplewood Manor, as of record in Book 547, page 102, Register's Office for said County.

SAID part of Lot No. 24 fronts 50 feet on the southerly side of Virginia Avenue and extends back 266.33 feet on the westerly line and 264.55 feet on the easterly line to a dead line measuring 50 feet thereon.

BEING the same property conveyed to Ray D. Osborne and wife, Georgia O. Osborne, by deed from Vernon E. Powell and wife, Marian A. Powell, of record in Book 3817, page 457, Register's Office for Davidson County, Tennessee.

This is improved property known as: 916 1/2 Virginia Avenue.

TRACT V:

LAND in Davidson County, Tennessee, being the easterly one-half of Lot No. 25 on the Plan of Maplewood Manor, as of record in Book 547, page 102, Register's Office for said County.

SAID part of Lot No. 25 fronts 50 feet on the southerly side of Virginia Avenue and extends back 266.35 feet on the easterly line and 268.11 feet on the westerly line to a dead line, measuring 50 feet thereon.

BEING the same property conveyed to Ray D. Osborne and wife, Georgia O. Osborne, by deed from Vernon E. Powell and wife, Marian A. Powell, of record in Book 3817, page 453, Register's Office for Davidson County, Tennessee.

This is improved property known as: 916 Virginia Avenue.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their successors, heirs and assigns forever. We covenant that we are 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. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 22 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.

Ray D Osborne
RAY D. OSBORNE

Georgia O. Osborne
GEORGIA O. OSBORNE

STATE OF TENNESSEE)
COUNTY OF Sumner)

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Brian T. Crane
AFFIANT

Subscribed and sworn to before me,
this 22 day of December, 1986.

Candy Finch
NOTARY PUBLIC

My Commission Expires: 10/28/89

STATE OF TENNESSEE)
COUNTY OF Sumner)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared RAY D. OSBORNE and wife, GEORGIA O. OSBORNE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Hendersonville, Tennessee, this 22 day of December, 1986.

Candy Finch
NOTARY PUBLIC

My Commission Expires: 10/28/89

7.5807

IDENTIFICATION REFERENCE

Dec 23 9 32 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

325[illegible].00- CAMT.
910.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 91[illegible].50-
03[illegible]2/23/86 BAL .00.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5 8.0 7.

IDENTIFICATION REFERENCE

Dec 23 9 32 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No26012