This instrument prepared by:
Robert J. Edelmayer, P.C.
28 West Airy Street
Norristown, PA 19401

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 175,000
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 16th DAY OF January 1987.
Deputy Register

BOOK 7110 PAGE 494

WARRANTY DEED

THIS WARRANTY DEED, made this 15th day of December, 1986, between DEAN ALAN CRAWFORD d/b/a DEAN A. CRAWFORD BROADCASTING CO., of Orange County, California, hereinafter referred to as "Grantor" and RUDY A. LINDSEY and FAYE B. LINDSEY, HIS WIFE, of Davidson County, Tennessee, hereinafter referred to as "Grantees".

W I T N E S S E T H :

That the said Grantor for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration the receipt of which is hereby acknowledged, ~~and the assumption of a Deed of Trust from Grantor to Barry W. Bedford, Trustee, which is more fully described below,~~ does hereby grant, bargain, sell and convey unto the said Grantees the following described property and premises:

Land in Davidson County, Tennessee, being the easterly 80 feet of Lot 56 on the revised plan of George W. Blair's Subdivision of Belmont Heights as of record in Book 332, page 117, Register's Office for said County.

Said part of Lot No. 56 fronts 80 feet on the southerly side of Blair Boulevard and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Dean Alan Crawford by deed from Donald B. Crawford of record in Book 551°, page 752, Register's Office for Davidson County, Tennessee.

~~Under and subject to the grantees assumption of a Deed of Trust on said property from Grantor to Barry W. Bedford, Trustee, of record in Book 6672 page 201, Register's Office of Davidson County, Tennessee, dated September 30, 1985 to secure to First American National Bank of Nashville, Tennessee, an indebtedness in the amount of $100,000.00~~

with all the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead therein. TO HAVE AND TO HOLD the said premises to said Grantees, their heirs and assigns forever.

And the said Grantor, for himself and for his heirs, executors and administrators, does hereby covenant with said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of the premises above conveyed and has full power, authority, and right to convey the same, that siad premises are free from all encumbrances except any liens, encumbrances, easements, rights of way and restrictions of record, ~~and said Deed of Trust from Grantor to Barry W. Bedford, Trustee~~, and that he will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor hereunder sets his hand and seal the day and year first written.

Dean Alan Crawford

DEAN ALAN CRAWFORD d/b/a DEAN A. CRAWFORD BROADCASTING CO.
Grantor

8 4 8 9 6

IDENTIFICATION REFERENCE

JAN 16 3 24 PM '87

FILED & RECORDED
DAVIDSON COUNTY, TN

ACKNOWLEDGEMENT

STATE OF Pennsylvania :
SS
COUNTY OF Montgomery :

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, DEAN ALAN CRAWFORD, the within named party, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Mary Rachel Spencer
Notary Public

My Commission Expires:
March 25, 1989

[illegible] My Commission Expires 3-25-89

ADDRESS NEW OWNERS:
Rudy A. Lindsay et ux
2003 Blair Blvd
Nashville, TN 37212

SEND TAX BILLS TO/MORTGAGEE IS:
Same/Dean A. Crawford
1501 Emerald Bay
Laguna Beach, CA 92651

MAP-PARCEL #
104-16-60
24W08285

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

175[illegible].00- CAMT.
499.50 CSTAX
.50 PRFEE
1.00 WDE
CHECK 499.50-
01/07/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 4 8 9 6

IDENTIFICATION REFERENCE

JAN 16 3 24 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 36061