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
$ 25.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 16th DAY OF January 1987.
Deputy Register

BOOK 7110 PAGE 498

WARRANTY DEED

THIS WARRANTY DEED, made this 15th day of December, 1986, between DEAN A. 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, does hereby grant, bargain, sell and convey unto the said Grantees the following described property and premises:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the plan of W.D. Simplins, deceased, land as of record in Minute Book "L". page 476, County Court of said County, described according to a survey made by Michael V. Holmes, dated September 29, 1970, as follows:

Beginning at an iron pin in the margin of Hydes Ferry Pike, said point being the northeast corner of the J. Charles Smith property and the west margin of a 10 ft. road, thence with the southern margin of Hydes Ferry Pike South 86 deg. 45' East 10 feet to an iron pin; thence leaving said Pike running with the easterly margin of a 10 ft. road South 3 deg. 15' west 306 feet to an iron pin; thence south 37 deg. 00' East 73 feet to an iron pin; said point being the northern extreme of a 3 tower radio broadcasting facility, said towers being on a bearing of South 37 deg. 00' East; thence with a curve on an easterly direction having a radius of 158 feet and a length of 248.19 feet to a point, thence south 37 deg. 00' East 314.75 feet, to a point, thence with a curve to the right with a radius of 158 feet and a length of 248.19 feet to an iron pin being the southern extreme of a 3 tower radio broadcasting facility, thence south 53 deg. 00' west 158 feet to an iron pin; thence north 86 deg. 37'30" West 601.54 feet to an iron pin in a fence line being

the westerly boundary of the Samuel J. Simon property and the easterly boundary of the J. Charles Smith property, thence following the common boundary of the J. Charles Smith and Samuel J. Simon property North 8 deg. 57' East 400 feet with a fence line to an iron pin in a fence corner; thence South 83 deg. 50' 30" East 218 feet to an iron pin in a fence corner; thence with the common boundary of the Smith and Simon property North 3 deg. 15' East 556.93 feet to an iron pin at the beginning.

Being the same property conveyed to Dean A. Crawford by deed from Crawford Radio Enterprises, Inc. by deed of record in Book 5437, page 309, said Register's Office.

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 said premises are free from all encumbrances except any liens, encumbrances, easements, rights of way and restrictions of record, 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 A. Crawford

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

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 A. 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.

Notary Public

My Commission Expires:
March 25, 1989

MARY ELIZABETH SHUMSKY, Notary Public
Norristown, Montgomery County, Pa.
My Commission Expires 3-25-89

ADDRESS NEW OWNER:
Rudy A. Lindsey et ux
2003 Blair Blvd.
Nashville, TN 37212

MAP-PARCEL #
69-98 13D 46535

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

84897

IDENTIFICATION REFERENCE

JAN 16 3 25 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7110 PAGE 501

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			2500.00 CAMT.	
			73.00 CSTAX	
			.50 PRFEE	
			2.00 WDEED	
			CHECK	73.50-
			0460AC1/16/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 4 8 9 7

IDENTIFICATION REFERENCE

JAN 16 3 25 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 36062