THIS INSTRUMENT PREPARED BY:
STEWART , BLACK & UNDERHILL
ATTORNEYS AT LAW
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

This Instrument Prepared From
Information Furnished By The Parties

BOOK 7145 PAGE 362

ADDRESS NEW OWNER(S):	MORTGAGEE:	MAP AND PARCEL NOS .
WILLIAM H. HOLDER et ux, FREDDIE ROSE HOLDER	OLD HICKORY EMPLOYEES CREDIT UNION	MAP 54-13
3806 OLD HICKORY BLVD.	1000 INDUSTRIAL ROAD	PARCEL 12
OLD HIKCORY,TENNESSEE 37138	OLD HICKORY,TENNESSEE 37138	LW-00160

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, including the Grantee(s) assuming a certain unpaid indebtedness of record in Book _____, page _____, Register's Office for Davidson County, Tennessee, which Grantee(s) promise to pay and hold Grantor(s) harmless from same, LULA H. CRAUSAZ, A WIDOW, herereinafter referred to as " GRANTOR(S) ", has this day bargained and sold, and by these presents does hereby transfer and convey unto the said WILLIAM H. HOLDER ET UX, FREDDIE ROSE HOLDER , hereinafter referred to as " GRANTEE(S)" their heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the " Property ").

This is improved property known as 3806 Old Hickory Blvd., Old Hickory, Tn .

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) their heirs and assigns forever, and I covenant with the Grantee(s), their heirs and assigns, that I am lawfully seized and possessed of the " Property " in fee simple, and have a good right to convey it, and that the same is unemcumbered except as set forth in Exhibit "B", which is attached hereto and incorporated herein.

Grantor(s) further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the " Property " to Grantee(s), their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) has caused this Warranty Deed to be executed as of the 12th day of February , 1987.

Albert Crausz

LULA H. CRAUSAZ, A WIDOW BY: ALBERT CRAUSAZ, ATTORNEY IN FACT

02/84 175.74- CHECK

3803

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowlegde and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 58,257.04, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Freddie Rose Holder
AFFIANT

Subscribed and sworn to before me this the 12th day of Feb, 1987.

Shirley C. Cole
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/19/87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 12 day of Feb, 1987, before me personally appeared ALBERT CRAUSAZ, to me known to be the person who executed the foregoing instrument in behalf of LULA H. CRAUSAZ, A WIDOW, acknowledged that he executed the same as the free act and deed of said LULA H. CRAUSAZ, A WIDOW.

WITNESS my hand and official seal at Nashville, Tennessee, this the 12 day of Feb, 1987.

Shirley C. Cole
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/19/87

" EXHIBIT A " BOOK 7145 PAGE 364

Land in Davidson County, Tennessee, being the westerly part of the easterly part of Lot No. 17 on the Plan of Lofe and Casualty Insurance Company's Subdivision of the Dabbs & Elliott Property, known as Dupontonia, as of record in Book 843, page 56, Register's Office for said County, and described as follows:

Beginning at an iron stake in the northerly margin of Old Hickory Boulevard, same being the southwesterly corner of the property conveyed to C.S. Taylor and wife, by deed of record in Book 2083, page 257, Register's Office for said County; thence leaving said margin, North 41° 31' East 270 feetto an iron stake; thence North 48° 29' West 25 feet to an iron stake; thence North 41° 31' East 255 feet to an iron stake; thence South 48° 29' East 115 feet to an iron stake; thence South 41° 31' East 525 feet to an iron stake in the northerly margin of said Old Hickory Boulevard; thence with said margin, North 48° 29' West 90 feet to the beginning.

Being the same property conveyed to Lula H. Crausaz, a widow, by deed from Charles R. Davis et ux, Callie M. Davis, of record in Book 6222, page 507, said Register's Office.

9.6.6 9 4

IDENTIFICATION REFERENCE

FEB 24 11 40 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

" EXHIBIT B "

This conveyance is subject to the following:

1. 1987 Real Property Taxes and Real Property Taxes for future years.

2. The Plan of record in Book 843, page 56, said Register's Office.

3. Any unrecorded easements for roadways and utilities, if any.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7145 PAGE 366

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

58257.04- CAMT.
163.24 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 175.74-
3803A02/24/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9669 4

IDENTIFICATION REFERENCE

FEB 24 11 40 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 49095