This Instrument Prepared By:
Larry D. Craig
Attorney at Law
627 Second Avenue, South
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is $ 131,000.00

Affiant

Subscribed and sworn to before me this the 13th day of March, 1987.

Notary Public

My commission expires: Jan 13, 1990

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Larry D. Craig, Attorney at Law, 627 Second Avenue South, Nashville, TN 37210

Address New Owner(s) as follows:	Mortgagee:	Map-Parcel Numbers
Larry D. Craig and wife,	Citizens Bank	Map 92-8
Pamla M. Craig	P.O. Box 149	Parcel 321
305 14th Avenue North	Elizabethton,	
Nashville, Tennessee 37203	Tennessee 37644	

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John Charles Lovell and wife, Joan F. Lovell, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Larry D. Craig and wife, Pamla M. Craig, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to wit:

TRACT ONE: Being the northerly forty (40') of Lots 51 and 52 on the plan of Hynes' Addition to Nashville, as of record in Minute Book B, page 85, Chancery Court for Davidson County, Tennessee, described as follows: BEGINNING on the westerly margin of 14th Avenue North, formerly Gay Street, one hundred (100') feet northerly from the northerly margin of Hynes Street; thence with the westerly margin of said Avenue northerly forty (40') feet to the S.E. corner of Lot 46; thence westerly with the southerly line of said Lot 46 and the northerly line of Lots 51 and 52, one-hundred-forty (140') feet to the easterly margin of an alley; thence with the easterly margin of said alley southerly forty (40') feet to a point one-hundred (100') feet northerly from the northerly margin of Hynes Street; thence easterly one-hundred-forty (140') feet to the beginning.

Being the same property conveyed to John Charles Lovell by deed from Cerella B. Harris, Danna Lenore Steele Dyer and husband, Charles Herbert Dyer of record in Book 4664, page 101, Register's Office for Davidson County, Tennessee.

TRACT TWO: Being the southerly ten (10) feet of Lot 46 on the Plan of Hyne's Addition to Nashville, a plan of which is of record in Minute Book B, page 84, Chancery Court at Nashville, Tennessee, described as follows: BEGINNING on the westerly margin of 14th Avenue, North, formerly Gay Street at its intersection with the southerly line of said Lot No. 46 and the northerly line of the property deeded to grantee by deed of Cerella B. Harris, et al, of record in Book 4664, page 101, Register's Office for Davidson County, Tennessee; thence with the southerly boundary of said Lot No. 46 and the northerly boundary of grantee's said property westerly 140 feet to the easterly margin of an alley; thence northerly with said alley margin 10 feet; thence easterly 140 feet parallel with the southerly line of Lot No. 46 to the westerly margin of 14th Avenue North; thence with the westerly margin of 14th Avenue North, southerly 10 feet to the point of beginning.

Being the same property conveyed to John Charles Lovell by deed from Verner C. King, Sr., and wife, Clara N. King, of record in Book 4728, page 819, Register's Office for Davidson County, Tennessee.

Joan F. Lovell joins in this instrument to convey any and all marital interest she may possess in and to the subject lands.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfuly seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13th day of March, 1987.

JOHN CHARLES LOVELL

JOAN F. LOVELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named John Charles Lovell and wife, Joan F. Lovell, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of March, 1987.

NOTARY PUBLIC

My commission expires: May 13, 1990

041 56

IDENTIFICATION

MAR 16 12 13 PM '87

REGISTER DAVIDSON COUNTY TN

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

RECEIVED OF _____

FOR _____

BOOK 7168 PAGE 958

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

[illegible] CAMT.
360.00 CSTAX
.50 PRFEE
6.00 WDCTD
CHECK 373.30-
2216A03/16/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04196

IDENTIFICATION REFERENCE

MAR 16 12 13 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 57334