MDSWP296 12/01/87 rg

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

BOOK 7416 PAGE 144

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s):
Margaret Ann Craig Robinson 540 Belle Meade Blvd. Nashville, Tennessee 37205	Same	130-2-134

WHEREAS, Elizabeth Wade Craig was the owner of a certain parcel of real property located in Davidson County, Tennessee, as more particularly described below,

WHEREAS, Elizabeth Wade Craig died on December 26, 1986, leaving a Last Will and Testament dated May 29, 1971 (as amended by subsequent codicils thereto), of record in Will Book 157, page 288; and

WHEREAS, pursuant to Item II of said Last Will and Testament, said real property was devised as follows:

> A one-third undivided share to my son, Cornelius A. Craig, II; a one-third undivided share to my daughter, Margaret Ann Craig Robinson; a one-sixth undivided share to my grandson, William C. Weaver, III; and the remaining one-sixth undivided interest to my granddaughter, Elizabeth Weaver Lane.

WHEREAS, Margaret Ann Craig Robinson disclaimed her interest in said real property pursuant to a Disclaimer of record in Deed Book 7353, page 587, Register's Office of Davidson County, Tennessee, and as a result all of her right, title and interest in said property passed to her children, Margaret Ann Craig Robinson Kelly, Emmie Bridges Robinson Rick, Elizabeth Wade Robinson Page and Walter McLaren Robinson, III.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Cornelius A. Craig, II, Margaret Ann Craig Robinson Kelly, Emmie Bridges Robinson Rick, Elizabeth Wade Robinson Page, Walter McLaren Robinson, III, William C. Weaver, III and Elizabeth Weaver Lane, as tenants-in-common ("Grantors") have bargained and sold, and by these presents do transfer and convey unto Margaret Ann Craig Robinson ("Grantee"), her heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Certain tracts or parcels of land in Davidson County, State of Tennessee, as follows:

Being lots nos. 2 and 3 on the plan of a subdivision of the south part of lot no. 40 in the first Belle Meade subdivision, as of record in Book 843, page 27, Register's Office for said County.

Said lot no. 2 fronts 100 feet on the easterly side of Belle Meade Boulevard and runs back 190 feet 3 inches on the northerly line and 193 feet 6 inches on the southerly line to a dead line and measures 100 feet thereon.

Said lot no. 3 fronts 100 feet on the easterly side of Belle Meade Boulevard and runs back 188 feet on the northerly line and 190 feet 3 inches on the southerly line to a dead line and measures 100 feet thereon.

Being part of the property vested in D. D. Robertson, receiver of the Liberty Bank and Trust Company by decree of the Chancery Court in minute Book 31, page 32, in the cause of D. D. Robertson, receiver, V. Belle Meade Apartment Company, et al., and being the property transferred from D. D. Robertson to Edwin W. Craig and Elizabeth Wade Craig by deed of record in Book 972, page 229, Register's Office for Davidson County, Tennessee.

Certain real estate, with all improvements, fixtures and appurtenances, situated in the 7th Civil District, formerly the 11th Civil District of Davidson County, Tennessee, described as follows, to-wit:

Being part of lot 40 in the first Belle Meade subdivision, near Nashville, Tennessee, a plan which is of record in Book 332, pages 88 and 89, Register's Office for said County, described as follows:

Beginning in the center of the Belle Meade Boulevard, formerly the easterly margin of a private road, at a point 265 feet south of the northwest corner of said lot 40, and also the southwest corner of part of said lot 40 conveyed by the Belle Meade Apartment Co., to Arthur B. Ransom and wife, by deed of record in Book 564, page 182, Register's Office for said County, running thence easterly with the south boundary line of said Ransom's lot 650 feet, more or less, to the west boundary line of lot 39 in said subdivision; thence with the boundary line between said lots 39 and 40, southerly 300 feet to a point in said line; thence westerly on a line parallel with said Ransom's south boundary line 650 feet, more or less, to the center of said Belle Meade Boulevard, formerly the easterly margin of a private road; thence northerly along the center of said Boulevard, 300 feet to the beginning.

Being the same property conveyed to Mary Byrd McCarthy by deed from Belle Meade Apartment Co., as of record in Book 674, page 548, Register's Office for Davidson County, Tennessee, and being the same property transferred from Mary Byrd McCarthy to Edwin W. Craig and Elizabeth Wade Craig by deed of record in Book 913, page 121, Register's Office for said County.

Said property is conveyed subject to the following matters:

1. Real property taxes for 1987, a lien and presently due and payable, which liability is expressly assumed by Grantee.

2. Such matters as would be reflected by an accurate survey of the property.

3. Such liens, encumbrances and encroachments as would be relected in the real property record of Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, her heirs and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives, to warrant and forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 24th day of November 1987, but effective as of December 2, 1987.

Cornelius A. Craig, II

Margaret Ann Craig Robinson Kelly

William C. Weaver, III

Emmie Bridges Robinson Rick

Elizabeth Weaver Lane

Elizabeth Wade Robinson Page

Walter McLaren Robinson, III

Nancy Johnson Weaver, Raleigh F. Lane, Leslie Owen Kelly, Stephen Payne Rick and Benjamin Grant Page, Jr. join in this conveyance solely for the purpose of conveying any interest they may have in the property by reason of their marriage to the Grantors.

Nancy Johnson Weaver

Stephen Payne Rick

Raleigh F. Lane

Benjamin Grant Page, Jr.

Leslie Owen Kelly

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Cornelius A. Craig, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of November, 1987 1987.

Wilma P. Hagan
Notary Public

My Commission Expires:

My Commission Expires April 17, 1989

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, William C. Weaver, III and Nancy Johnson Weaver, 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 within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of December, 1987.

Ramona O. Gossett
Notary Public

My Commission Expires:

10-24-88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Elizabeth Weaver Lane and Raleigh F. Lane, 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 within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of November, 1987.

Ramona O. Gossett
Notary Public

My Commission Expires:
10-24-88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Margaret Ann Craig Robinson Kelly and Leslie Owen Kelly, 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 within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of November, 1987.

Ramona O. Gossett
Notary Public

My Commission Expires:
10-24-88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Emmie Bridges Robinson Rick and Stephen Payne Rick, 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 within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of November, 1987.

Ramona Q. Gossett
Notary Public

My Commission Expires:
10-24-88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Elizabeth Wade Robinson Page and Benjamin Grant Page, Jr., 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 within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of November, 1987.

Ramona Q. Gossett
Notary Public

My Commission Expires:
10-24-88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Walter McLaren Robinson, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of November, 1987.

Ramona D. Gossett
Notary Public

My Commission Expires:

10-24-88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $1,250,000.

Margaret Ann Craig Robinson
Affiant

Sworn to and subscribed before me this 1st day of December, 1987.

Ramona D. Gossett
Notary Public

My Commission Expires:

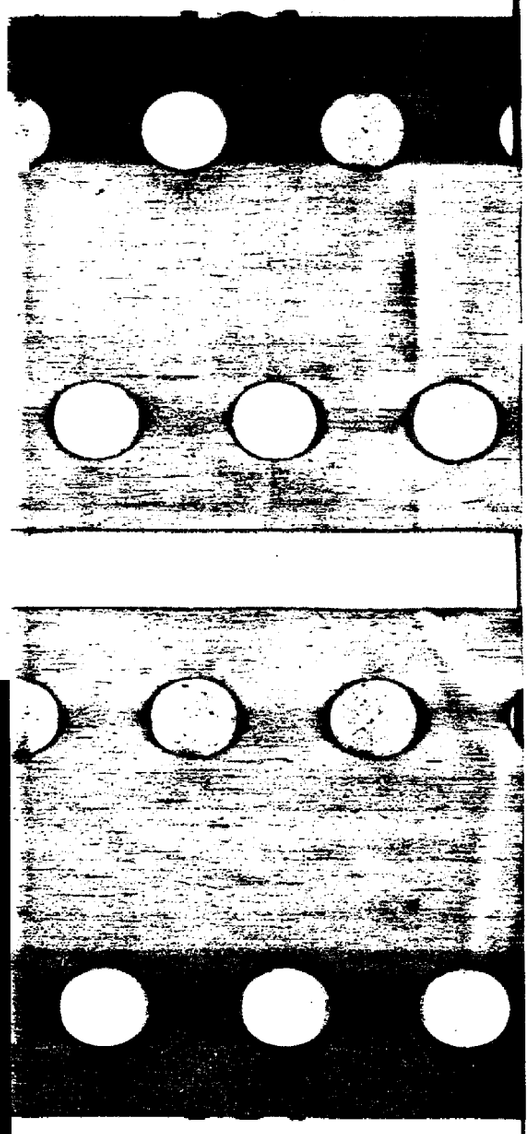
10-24-88

8692 7.

IDENTIFICATION

DEC 2 1 21 PM '87

FILED & RECORDED
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7416 PAGE 151

CD - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CONV. 1,250,000.00

3500.00 CSTAX
.50 PRFEE
21.00 WDEED
CHECK 3521.50-
7739A12/02/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8:69:27

Dec 2 1 21 PM '87

No. 40810