THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH
Attorneys at Law
20th Floor, First American Center
Nashville, Tennessee 37238

FROM: Nancy Fox Crecraft
Executrix of the Estate
of H. James Crecraft, deceased
2301 Hampton Avenue
Nashville, Tennessee 37215 ("GRANTOR")

TO: Charles B. Smith
Charles Corbin, Jr.
Frank B. Neiswender, and
Kent Kyger ("GRANTEES")

ADDRESS NEW OWNERS:
Charles B. Smith, et al
2011 Ashwood Avenue
Nashville, TN 37212-1995

SEND TAX BILLS TO:
SAME

05/20/97 0101 03CHECK 281.10

MAP AND PARCEL NO:
104-16-401

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY-TWO THOUSAND, TWO HUNDRED SIXTY-FOUR, AND 81/100 DOLLARS ($22,264.81), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration as herein stated, the receipt and sufficiency of which is hereby acknowledged, Nancy Fox Crecraft, individually and as Executrix of the Estate of H. James Crecraft, deceased, with power to sell, transfer and convey, has bargained and sold, and by these presents, does hereby transfer and convey in equal shares unto Charles B. Smith, Charles Corbin, Jr., Frank B. Neiswender and Kent Kyger, (GRANTEES), their heirs and assigns, her undivided one-fifth interest in the below described real property in Davidson County, Tennessee, thereby creating in each of the GRANTEES a one-fourth undivided interest in the property described as follows, to-wit:

Parcel No. 1 - Lots Nos. 69 and 70, in the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, Page 177, Register's Office for said County. Said Lots 69 and 70 front together 180 feet on the southerly side of Ashwood Avenue and run back between parallel lines with the easterly margin of an alley 175 feet to an alley in the rear.

Parcel No. 2 - Parts of Lots Nos. 65, 66 and 67 in the Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights, as of record in Book 332, Page 117, Register's Office for said County, being the portions of said Lots 65 and 66 and all of that part of said Lot 67 reserved to the Grantees herein and not included in their deed of March 13, 1967, to The Ashwood Company of record in Book 4111, Page 840, Register's Office for said County.

The property hereinabove described is the same property conveyed to Charles B. Smith, et al, by deed of Ruth Burr Puryear and G. A. Puryear dated August 18, 1966, of record in Book 4048, pages 600-603, said Register's Office. And by further conveyance from

Charles B. Smith, et al, of record in Book 4360, Page 772, Register's Office for Davidson County, Tennessee, an undivided interest was conveyed to Kent Kyger. The undivided interest of Frank W. Stevens was conveyed to GRANTOR and GRANTEES by deed of record in Book 7549, Page 502, R.O.D.C.

Further, GRANTEES agree to equally assume GRANTOR'S share of all indebtedness outstanding against the property and to indemnify and hold the Estate of H. James Crecraft harmless from any further liability or responsibility for payment of said debts.

GRANTOR herein is the duly qualified and acting Executrix of said decedent's Estate and authorized to sell, transfer and convey real property by the Last Will and Testament of record in Will Book 160, Page 633, Probate Court Clerk's Office for Davidson County, Tennessee.

This is improved property known as 2011 Ashwood Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Charles B. Smith, Charles Corbin, Jr., Frank B. Neiswender and Kent Kyger, their heirs and assigns, forever in fee simple.

GRANTOR covenants with GRANTEES that she has done nothing to impair the title as received by GRANTOR, and she will warrant and defend the title against the lawful claims of all persons claiming by or through her in her representative capacity, but not further or otherwise.

WITNESS my hand this 16 day of May, 1988.

ESTATE OF H. JAMES CRECRAFT

By: Nancy Fox Crecraft
Nancy Fox Crecraft, Executrix

Nancy Fox Crecraft
Nancy Fox Crecraft, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Anne Carruthers, a Notary Public in and for said County and State, the said Nancy Fox Crecraft, individually and as Executrix of the Estate of H. James Crecraft, the within named bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, on this the 16th day of May, 1988.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 3-11-91

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

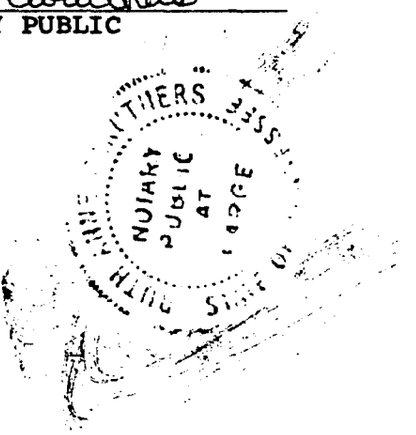
The actual consideration or value, whichever is greater, for this transfer if $97,000.00.

Charles B. Smith
AFFIANT

Subscribed and sworn to before me, this 16th day of May, 1987.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 3-11-91



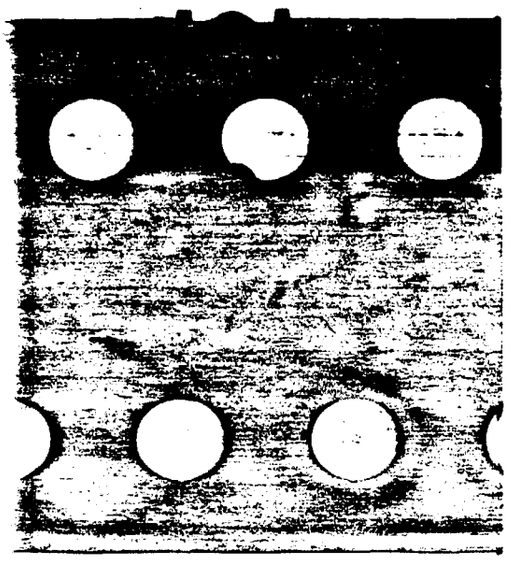
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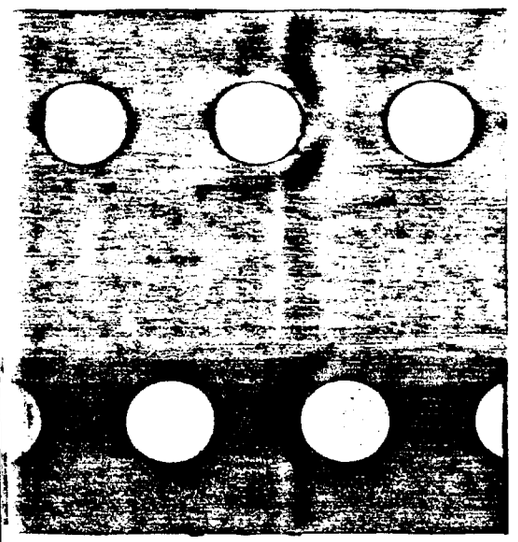
IDENTIFICATION REFERENCE

MAY 20 2 26 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FILED





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7549 PAGE 509

CO - 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

CAMT 97000.00
CON TX 271.60
PRFEE 0.50
WDEED 9.00
TOTAL 281.10
CHECK 281.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
05/20/88 01 14:28 0001 9257

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IDENTIFICATION REFERENCE

MAY 20 2 27 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 93440