Prepared By: KING & BALLOW
1200 Noel Place
200 Fourth Avenue North
Nashville, TN 37219

WARRANTY DEED

BOOK 7581 PAGE 34

Address New Owner as Follows:

M/M Larry D. Crabtree
3636 Baxter Road
Joelton, Tennessee 37080

Send Tax Bills To:

Same

Mortgagee:

First American National Bank
of Nashville
First American Center
Nashville, Tennessee 37237

Map & Parcel No.:

008-00-0 090.00
14D 37195

008-00-0 102.00
14D 37150

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

JAMES ALBERT PATE, JR. and wife, MARTHA SLOAN PATE, have this day bargained and sold, and do hereby transfer and convey unto LARRY D. CRABTREE and wife, MAUNA FAYE CRABTREE, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT I:

Land in said County, in the 14th Civil District, and beginning at an iron spike in the center line of Baxter Road, Oval Adcox southwest corner, and the southeast corner of this land, thence with said center line north 83 deg. 40' west 296 feet to an iron spike, a corner to pryor; thence with the line of said pryor north 3 deg. 45' east 515.5 feet to a stake 10 feet south of the south wall of a barn, a corner in the line of said pryor; thence with the line of said pryor as follows: north 86 deg. 15' west 20 feet to a stake; north 3 deg. 45' west 958 feet to a stake; north 41 deg. 20' east 81.5 feet to a marked 10 inch poplar near the southeast corner of a barn; north 3 deg. 20' east 82 feet to a marked 6 inch hickory; north 27 deg. 40' east 92.5 feet to a 12 inch white oak; north 3 deg. 45' east 145 feet to a stake, a corner to saidpryor in the line of T. S. Baxter; thence with a fence and the line of said Baxter south 86 deg. 00' east 265.5 feet to an 8 inch red oak and 24 inch poplar grown together, a corner to aforesaid Adcox in the line of said Baxter; thence with the line of said Adcox south 3 deg. 00' west 1,910 feet to the beginning, containing 12.11 acres, more or less, and being the easterly portion of the real estate conveyed by Velma Louise Brown et vir W. H. Brown to W. T. Cook et ux Pauline Lancaster Cook by a deed of record in the Office of the Register for Davidson County, Tennessee, in Deed Book 2652, page 293, R.O.D.C., Tennessee.

TRACT II

Land in said County as above stated in Tract I and described according to a survey made by G. Barry Greer, Surveyor, dated June 7, 1967, as follows: Beginning in the center line of Baxter Road at a railroad spike set at the southwesterly corner of the property conveyed to said Oval Adcox by deed from Laura Adcox Puckett and recorded in Book 3283, page 383, R.O.D.C., Tennessee, said beginning point being also the southeasterly corner of the property conveyed to said John O. Adamson and wife Willie Dell Adamson by deed from Pauline Lancaster Cook, a widow, of record in Book 3929, page 547, said Register's Office; thence along the common line of Adamson and Adcox, north 02 deg. 09' east 1,023.3 feet to a point, and then north 04 deg. 34' east 21.7 feet to an iron pin; thence south 86 deg. 08' east 125.0 feet to an iron pin; thence south 02 deg. 12' west 1,045.0 feet to an iron spike set in the center line of Baxter Road; thence, along the center line of said road, north 86 deg. 08' west 125.0 feet to the beginning, and containing 3.0 acres, more or less.

BEING the same property conveyed to JAMES ALBERT PATE, JR. and wife, MARTHA SLOAN PATE, by deed from JOHN O. ADAMSON and wife, WILLIE DELL ADAMSON, of record in Book 4651, page 285, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 188,000.00 .

Larry D. Crabtree
AFFIANT

Subscribed and sworn to before me this 20th day of June, 1988.

My Commission Expires: 7-10-90

David M. Smythe
NOTARY PUBLIC

This is improved property known as 3636 Baxter Road, Joelton, Tennessee 37080.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as noted of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 20th day of June, 1988.

James Albert Pate, Jr.
JAMES ALBERT PATE, JR.

Martha Sloan Pate
MARTHA SLOAN PATE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, David M. Smythe, a Notary Public in and for said County and State, JAMES ALBERT PATE, JR. and MARTHA SLOAN PATE, 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 and official seal at Nashville, Tennessee, this 20th day of June, 1988.

David M Smythe
NOTARY PUBLIC - at Large

My Commission Expires:

7-10-90

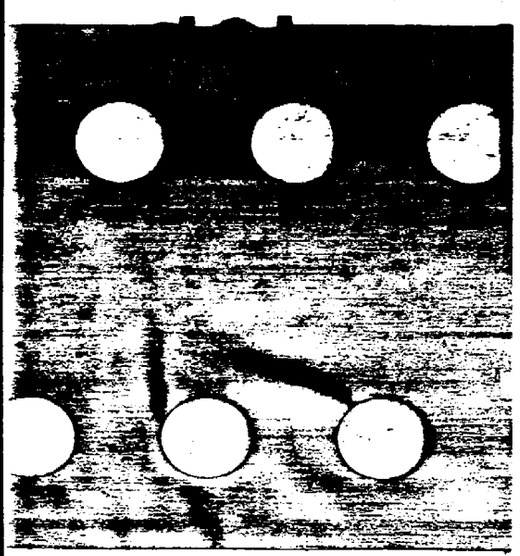
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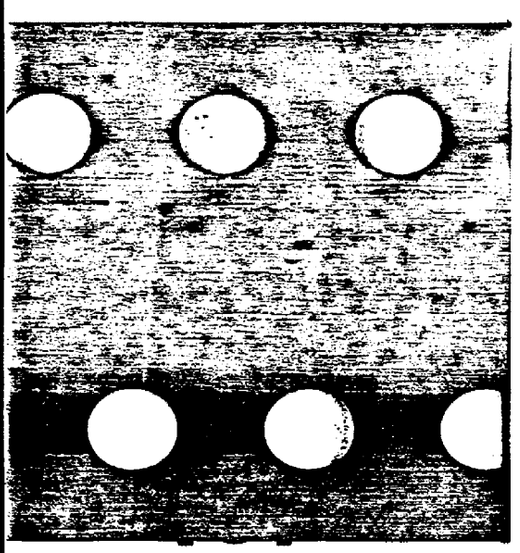
43098

IDENTIFICATION REFERENCE

JUN 23 8 48 AM '88

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7581 PAGE 37

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 188000.00
				CON TX 526.40
				PRFEE 0.50
				WDEED 9.00
				TOTAL 535.90
				CHECK 535.90
06/23/88	01			08:51 0001 8998

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

430098

IDENTIFI REFERENCE

JUN 23 8 48 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 105785