WARRANTY DEED

File 41

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J.F. Crowell, Jr. (NAME)	Same (NAME)	106-5
P.O. Box 40101 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	143
Nashville, TN 37204 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Exhibit 4, Inc., a Tennessee corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Frank Crowell, Jr.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~XXXXXX~~ Davidson County, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lots 11 and 12 on the plan of Section Three, City View Park as of record in Book 4660, Page 178, Register's Office for Davidson County, Tennessee, and being more particularly described together as follows:

BOOK 7613 PAGE 724

Beginning at a point on the northerly right-of-way line of Enos Reed Drive at the southeasterly corner of Lot No. 12 on said plan of Section 3 and also being the southwesterly corner of Lot No. 13 on the plan of Section One, City View Park as of record in Book 4860, Page 49, Register's Office for Davidson County, Tennessee; thence, with the northerly right-of-way line of Enos Reed Drive, N 86 degrees 53' 15" W, passing the common corner of Lots 11 and 12 at 100.00 feet, a total of 159.63 feet to a point at the beginning of a curve; thence, with said curve to the right (radius 45.00') northwesterly a distance of 70.32 feet to a point on the easterly right-of-way line of Fessler's Lane; thence, with the easterly right-of-way line of Fessler's Lane, N 2 degrees 38' 55" E 64.51 feet to a point at the beginning of a curve; thence, continuing with the easterly right-of-way line of Fessler's Lane with a curve to the right (radius 685.65') northerly a distance of 91.08 feet to a point at the northwesterly corner of Lot No. 11; thence, with the northerly line of Lots 11 and 12, S 86 degrees 53' 15" E, passing the common northerly corner of Lots 11 and 12 at 99.84 feet, a total of 199.84 feet to a point at the common northerly corner of Lots 12 and 13; thence, with the common line between Lots 12 and 13, S 3 degrees 06' 45" W 200.00 feet to the point of beginning and containing 40,406 square feet or 0.93 of an acre.

Being the same property conveyed to Exhibit 4, Inc., a corporation, by deed from Third National Bank in Nashville, a national banking association, of record in Book 5995, page 234, said Register's Office.

Subject to matters set forth on Exhibit 1 hereto.

unimproved ( )
This is improved (XX) property, known as 748 Fesslers Lane, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against 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 hand this 28th day of July, 1988

Exhibit 4, Inc.

BY: Clifton B. Rockwood
Clifton B. Rockwood
President

BY: Janis B Osbon
Janis B. Osbon
Secretary

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

Commission Expires: _____

_____
Notary Public

BOOK 7613 PAGE 725

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Bynum E. Tudor III, a Notary Public within and for the State and County aforesaid, personally appeared Clifton B. Rockwood and Janis B. Osbon, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the President and Secretary respectively of ~~the~~ Exhibit 4, Inc. the within named bargainor, a corporation, and that (he, they) as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Clifton B. Rockwood as such President, and attesting the same by the said Janis B. Osbon as such Secretary.

WITNESS my hand and official seal at office at Nashville, Davidson County, Tennessee on this 28th day of July, 19 88.

My Commission Expires: 11-12-90

Bynum E. Tudor III
Notary Public

WARRANTY DEED

FROM Exhibit 4, Inc.

TO J.F. Crowell, Jr.

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this conveyance is $ 383,000.00

Subscribed and sworn to before me this _____ day of July, 19 88

My Commission Expires: 11-12-90

Bynum E. Tudor III
Notary Public

EXHIBIT 1

2736 07/29 0101 03CHECK 1273.40

Warranty Deed
Exhibit 4, Inc.
to
J.F. Crowell, Jr.

BOOK 7613 PAGE 726

1. 1988 Metropolitan Government taxes - a lien but not yet due and payable. Field Book No. 6DA 03535; Map 106-5, Parcel 143, assumed by Grantees.

2. Restrictive covenants contained in the deed of record in Book 4680, page 337, Register's Office for Davidson County, Tennessee.

3. Restrictions and an exclusive easement for right to install an antenna on the top of any structure erected by Transpo General, Inc., or its successors and assigns, in line of sight from the existing antenna on the WSIX Building on Murfreesboro Pike to the WSIX Transmitter, together with easement to connect cable to relocated tower as contained in the deed of record in Book 4680, page 337, Register's Office for Davidson County, Tennessee.

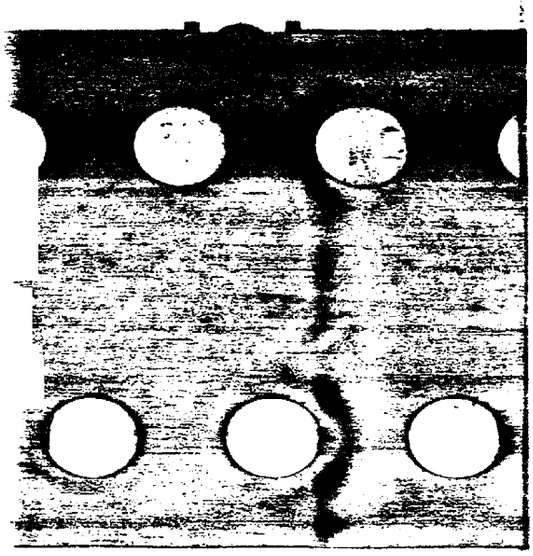
4. All matters as shown on the plan of record in Book 4660, page 178, Register's Office for Davidson County, Tennessee.

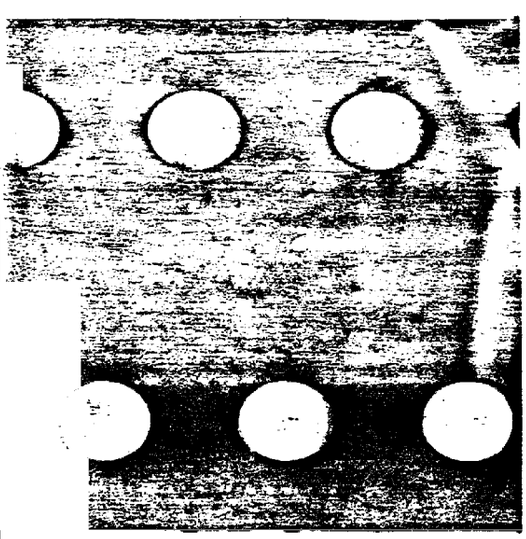
54170

IDENTIFICATION REFERENCE

JUL 29 4 25 PM '88

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7613 PAGE 727

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
383000.00
CON TX 1263.90
PRFEE 0.50
WDEED 9.00
TOTAL 1273.40
CHECK 1273.40

07/29/88 01 16:27 0001 2736

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54170

IDENTIFICATION REFERENCE

Jul 29 4 25 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 118477