BOOK 7641 PAGE 339

63755

THIS INSTRUMENT PREPARED BY:
Andrew B. Gibson, Jr.
Suite 202, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37201

AUG 31 4 10 PM '88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $300,000.00. ($50,000.00 per tract)

AFFIANT

Subscribed and sworn to before me this 30th day of August, 1988.

NOTARY PUBLIC

My Commission Expires: 10-9-91

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Bobby R. Morefield P. O. Box 210246 7915 Hooten Hows Road Nashville, Tennessee 37221	Same as New Owner

MORTGAGEE:	ADDRESS	MAP	PARCEL
Ray D. Osborne and wife, Georgia O. Osborne as to 916 Virginia Avenue, 916 1/2 Virginia Avenue, 1018 Curdwood 1612 Northview Avenue 1614 Northview Avenue	916 Virginia	61-11	46
	916 1/2 Virginia	61-11	46
	1018 Curdwood	61-11	179
	1001 McIver	61-11	179
	1612 Northview	72-14	244
	1614 Northview	72-14	243
Brian L. Crane as to 1001 McIver			

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged and further in consideration of Grantee's agreement to pay the unpaid balance of a mortgage in favor of Ray D. Osborne and wife, Georgia O. Osborne, secured by a Deed of Trust of record in Book 7078, page 229, Register's Office for Davidson County, Tennessee, in the original principal amount of $245,228.27, said balance having now been reduced to $224,270.32, this latter amount being the balance assumed by Grantee.

I, Brian L. Crane, have bargained and sold and by these presents do transfer and convey to Bobby R. Morefield, the Grantee, herein, his heir and assigns forever, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

SEE "EXHIBIT A"

*Janet L. Crane joins in the execution of this document so as to convey any right, title or interest she may have in the above described property as the spouse of Brian L. Crane.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto to the said Grantee, his heirs, successors and assigns forever.

And I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Brian L. Crane and wife, Janet L. Crane, have hereunto set their hands on this 30th day of August, 1988.

Brian L. Crane
BRIAN L. CRANE

Janet L. Crane
JANET L. CRANE

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 Brian L. Crane and wife, Janet L. Crane, 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 30th day of August, 1988.

NOTARY PUBLIC

My Commission Expires: 10-9-91

EXHIBIT "A"

TRACT I:

LAND in Davidson County, Tennessee, being the westerly 67 feet 2 inches front and 67 feet rear of Lot No. 6, and the easterly 25 feet 2 inches front and 25 feet rear of Lot No. 7 on the Map of the George Burrus Subdivision of Lot 81 of Maplewood Home Tract, as of record in Book 421, page 178, said Register's Office.

SAID parts of said lots adjoin and front together 92 feet 4 inches on the southerly side of Maplewood Bouelvard, now known as Curdwood Boulevard, and run back 246 feet on the westerly line of a part of Lot No.7 and 251.5 feet on the easterly line of a part of Lot No. 6, to the northerly margin of McIver Street, measuring 92 feet thereon.

BEING the same property conveyed to Brian L. Crane and wife, Ceile H. Crane, by deed from Ray D. Osborne and wife, Georgia O. Osborne, as of record in Book 7078, page 225, Register's Office for Davidson County, Tennessee. Further being part of the same property conveyed to Brian L. Crane by Quitclaim Deed from Ceile H. Crane of record in Book 7641, Page 335, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 1018 CURDWOOD, WHICH IS VALUED AT $50,000.00 and 1001 McIVER, WHICH IS VALUED AT $50,000.00

TRACT II:

BEING Lot No. 2 on the Map of Chas. U. Coggin's First Addition to Nashville, as of record in Book 421, page 33, Register's Office for said County.

SIAD Lot No. 2 fronts 50 feet on the westerly side of Northview Avenue and runs back 225.96 feet on the north line and 231.1 feet on the south line to an alley, and shows 50 feet on said alley.

BEING the same property conveyed to Brian L. Crane and wife, Ceile H. Crane, by deed from Ray D. Osborne and wife, Georgia O. Osborne, as of record in Book 7078, page 225, Register's Office for Davidson County, Tennessee. Further being part of the same property conveyed to Brian L. Crane by Quitclaim Deed from Ceile H. Crane of record in Book 7641, Page 335, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 1612 NORTHVIEW AVENUE, WHICH IS VALUED AT $50,000.00

TRACT III:

BEING Lot No. 3 on the Map of Chas. U. Coggin's First Addition to Nashville, as of record in Book 421, page 33, Register's Office for said County.

SAID Lot No. 3 fronts 50 feet on the westerly side of Northview Avenue and runs back 220.8 feet on the north line and 225.96 feet on the south line to an alley, and shows 50.3 feet on said alley.

BEING the same property conveyed to Brian L. Crane and wife, Ceile H. Crane, by deed from Ray D. Osborne and wife, Georgia O. Osborne, as of record in Book 7078, page 225, Register's Office for Davidson County, Tennessee. Further being part of the same property conveyed to Brian L. Crane by Quitclaim Deed from Ceile H. Crane of record in Book 7641, Page 335, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 1614 NORTHVIEW AVENUE, WHICH IS VALUED AT $50,000.00

TRACT IV:

LAND in Davidson County, Tennessee being the westerly one-half of Lot No. 24 on the Plan of Maplewood Manor, as of record in Book 547, page 102, Register's Office for said County.

SAID part of Lot No. 24 fronts 50 feet on the southerly side of Virginia Avenue and extends back 266.33 feet on the westerly line and 264.55 feet on the easterly line to a dead line measuring 50 feet thereon.

BEING the same property conveyed to Brian L. Crane and wife, Ceile H. Crane, by deed from Ray D. Osborne and wife, Georgia O. Osborne, as of record in Book 7078, page 225, Register's Office for Davidson County, Tennessee. Further being part of the same property conveyed to Brian L. Crane by Quitclaim Deed from Ceile H. Crane of record in Book 7641, Page 335, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 916 1/2 VIRGINIA AVENUE, WHICH IS VALUED AT $50,000.00

TRACT V:

LAND in Davidson County, Tennessee, being the easterly one-half of Lot No. 25 on the Plan of Maplewood Manor, as of record in Book 547, page 102, Register's Office for said County.

SAID part of Lot No. 25 fronts 50 feet on the southerly side of Virginia Avenue and extends back 266.35 feet on the easterly line and 268.11 feet on the westerly line to a dead line, measuring 50 feet thereon.

BEING the same property conveyed to Brian L. Crane and wife, Ceile H. Crane, by deed from Ray D. Osborne and wife, Georgia O. Osborne, as of record in Book 7078, page 225, Register's Office for Davidson County, Tennessee. Further being part of the same property conveyed to Brian L. Crane by Quitclaim Deed from Ceile H. Crane of record in Book 7641, Page 335, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 916 VIRGINIA AVENUE, WHICH IS VALUED AT $50,000.00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7641 PAGE 343

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

	300000.00
CON TX	990.00
PRFEE	0.50
WDEED	12.00
TOTAL	1002.50
CHECK	1002.50

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IDENTIFICATION REFERENCE

AUG 31 4 10 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 129399