WARRANTY DEED

4681 04/11 0101 03CHECK 105.50

FROM: JOHN L. BROWN

TO: RONNIE E. McCRARY and JACKIE L. McCRARY

Address New Owner As Follows: Send Tax Bills: Map-Parcel Nos.

Ronnie L. McCrary
Jackie L. McCrary
1646 Neely's Bend Road
Madison, TN 37115

First Cumberland Bank 63-181
601 Gallatin Road North
P. O. Box 710
Madison, TN 37116

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

John D Brown
AFFIANT

This instrument prepared by: MORRIS LEVINE
Attorney at Law
1119 Stahlman Bldg.
Nashville, TN 37201

Sworn to and subscribed before me, this 7th day of April, 1989.

Tina R. Scarlett
Notary Public

My commission expires: 11-12-89

FOR AND IN CONSIDERATION of the sum of Thirty Thousand & 00/100 ($30,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged,

JOHN L. BROWN, a widower,

has bargained and sold, and by these presents does transfer and convey unto the said

RONNIE E. McCRARY and JACKIE L. McCRARY, joint tenants with right of survivorship,

and their heirs and assigns, certain tracts and parcels of land in Davidson County, Tennessee, described as follows; to-wit:

LAND in the 11th formerly the 19th Civil District of said County, being the most southerly 238 feet of Lot No. 2 on the plan of L.C. Huffines' 65-acre tract, not of record, and also a 12-foot strip on the south side of and adjacent to said Lot No. 2 (marked Easement for Roadway on said plan), described according to a survey made by Lewis D. Justice, Surveyor, November 18, 1948, as follows:

BEGINNING at a point in the center of Neely's Bend Road at the intersection of the center line of said Neely's Bend Road and the southerly margin of a 12-foot easement, originally intended by never actually opened or used for a Roadway; thence with the southerly margin of said former easement, south 82 degrees 42 minutes west 1276.1 feet to a stake in the eastern boundary line of Lot No. 1 on said plan; thence with the line between said Lots Nos. 1 and 2, north 12 degrees 30 minutes west 250 feet to a point 12 feet south of the southwest corner of Lot No. 3 on said plan; thence at right angles, parallel to said first line, and 12 feet south of the line between said Lots Nos. 2 and 3 north 82 degrees 42 minutes East 1263 feet to a point in the center of said Neely's Bend Road, thence with the center of said Neely's Bend Road, south 15 degrees 30 minutes east 250 feet to the beginning, containing 7.29 acres, more or less.

INCLUDED in the above description but specifically EXCLUDED is the real estate heretofore transferred to Mrs. L. O. Bing from James Morehead, et al, said land being described as follows:

BEING the easterly part of Lot No. 2 on the Map of a subdivision

of the L.C. Huffines Tract in the 11th Civil District of said County, and described according to a copy of a survey thereof by Harvey Gee, Surveyor, April 15, 1950, as follows:

BEGINNING at a stake in the center line of Neely's Bend Road, the northeast corner of the Anderson Lands, thence along Anderson's north line, South 82 degrees 24 minutes west 948.9 feet to an iron pin; thence along a fence, north 4 degrees 40 minutes east 256 feet to an iron pin in the south margin of a 14-foot easement for roadway, which is to be dedicated, as shown on said survey; thence along the south line of said easement, north 82 degrees 42 minutes east 860 feet to a stake in the center line of Neely's Bend Road; thence with the center line of said road, south 15 degrees 30 minutes east 248 feet to the beginning containing 5.15 acres.

BEING the same property conveyed to John L. Brown by deed from John Dudley Brown, Executor of the Estate of Myrtle Brown, of record in Book 6332, page 882, and from John Dudley Brown, Executor of the Estate of Leona Randall Swats, of record in Book 7256, page 377, Register's Office for Davidson County, Tennessee. This is improved property, known as: 1646 Neely's Bend Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said RONNIE E. McCRARY and JACKIE L. McCRARY, joint tenants with the right of survivorship, and their heirs and assigns, forever.

And I do covenant with the said RONNIE E. McCRARY and JACKIE L. McCRARY, 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, except for current year's property taxes, which are prorated and assumed by the grantees herein.

And I further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said RONNIE E. McCRARY and JACKIE L. McCRARY, joint tenants with the right of survivorship, and their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 7 day of April, 1989.

23992

APR 11 1 39 PM '89

REGISTER'S OFFICE DAVIDSON COUNTY, TN

John L Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

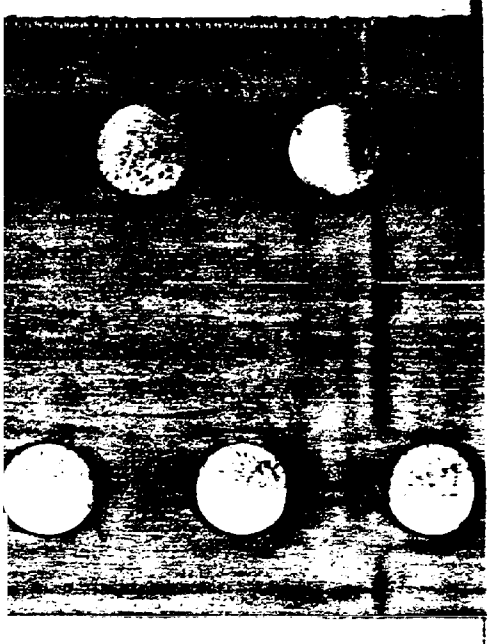
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN L. BROWN, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

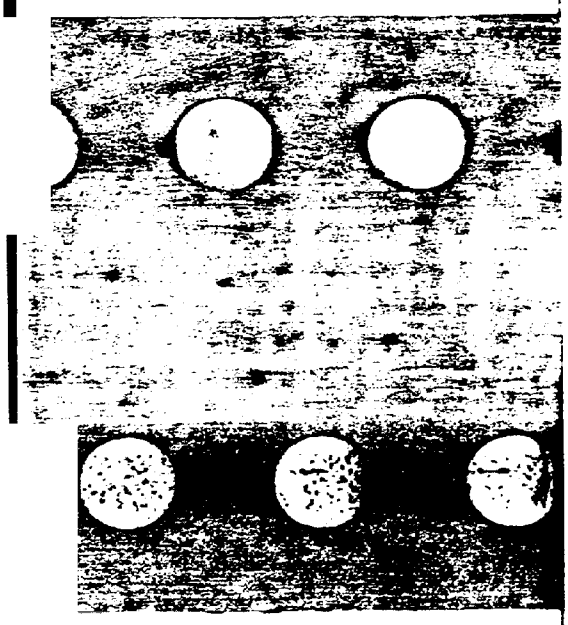
Witness my hand and official seal at Nashville, Tennessee, this 7 day of April, 1989.

Notary Public

My Commission Expires: 11-12-89

60:031





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7814 PAGE 627

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

CAMT	30000.00
CON TX	99.00
PRFEE	0.50
WDEED	6.00
TOTAL	105.50
CHECK	105.50

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23992

IDENTIFT REFERENCE

APR 11 1 39 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 199078