STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,800.00

J. D. Hare
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June, 19 89

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS J. D. Hare and Joyce H. Cravens (NAME) 240 Franklin Limestone Road (STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37217 (CITY) (STATE) (P.O. ZIP)	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES Same (NAME) (STREET ADDRESS) (CITY) (STATE) (ZIP)	MAP-PARCEL NUMBERS Map 164 Par. 152 02D-30610 Map Par. 154 02D-30625

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. Ernest L. Edwards and wife, Johnnie L. Edwards

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. D. Hare and Joyce H. Cravens, tenants in common

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

TRACT I - Map 164 Par. 152

BEING parts of Lots Nos. 3 and 4 on the Plan of the Cimarron Subdivision of the Isaac Whitworth Property, not of record, and described according to a survey made by E. R. Southgate and Son, Surveyors, dated March 31, 1947, as follows:

BEGINNING at a spike in the center line of Old Hickory Boulevard at the corner of Lot No. 4 and 51 of said subdivision; thence along the line between said lots and along the line between Lot Nos. 3 and 5, S2½°W, 449 feet to an iron pin; thence along the line of Lot No. 3, S37° 45'W, 2 feet 10 inches to an iron pin; thence N29°W, 371 feet 6 inches to a spike in the center line of Old Hickory Boulevard; thence along the center line of Old Hickory Boulevard in a north-easterly direction 249 feet to the point of beginning.

BEING the same property conveyed to Ernest L. Edwards by deed from Willie Edwards, unmarried, of record in Book 7687, page 87, Register's Office for Davidson County, Tennessee.

TRACT II - Map 164 Par. 154

BEING part of Lot No. 51 on the Map of Cimarron Subdivision of the Isaac Whitworth Property, not of record, described as follows:

BEGINNING at a point in the center of Old Hickory Boulevard, said point being the common corner of Lots Nos. 51 and 52 of said subdivision, said point being 875 feet, more or less, from the center of Old Murfreesboro Road and now the common corner of W. B. Burkitt and Charles A. Reed as established by the Chancery Court by order dated 9/5/79; thence in a southerly direction with the boundary line of Reed and Burkitt, 456.3 feet to a concrete marker which is the southeast corner; thence in a westerly direction 79½ feet, more or less, to a point which is the common corner of Burkitt and Kent; thence in a northerly direction 418 feet, more or less, the boundary line of Burkitt, Kent and Edwards, to a point in the center of Old Hickory Boulevard; thence along the center of Old Hickory Boulevard 81 feet, more or less, in an easterly direction to the point of beginning.

BEING the same property conveyed to Ernest L. Edwards and wife, Margaret A. Edwards by Quitclaim Deed from Margaret Burkitt and husband W. B. Burkitt, of record in Book 5887, page 839, Register's Office for Davidson County, Tennessee. Margaret A. Edwards having since died.

This conveyance subject to such easements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee. TVA Power Line of record in Book 437, page 43; Easement to Nashville Gas Company of record in Book 5897, page 203, said Register's Office.

Taxes for 1989 have been pro-rated and assumed by Grantee(s).

unimproved XX
This is improved ( ) property, known as 12487 Old Hickory Boulevard and extra lot Antioch, TN 37013
(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 estate, 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the 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 hands this 6th day of June, 19 89

Ernest L. Edwards

Johnnie L. Edwards

STATE OF TENNESSEE)
Davidson COUNTY)

Personally appeared before me, Ernest L. Edwards and Johnnie L. Edwards
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he y executed the within instrument for the purposes therein contained. Witness my hand, at office, this [illegible] of June 19 89.

My Commission Expires 5/22/93

Notary Public

(AFFIX SEAL)

_____ STATE OF TENNESSEE)
_____ COUNTY)

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the

_____
("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM

Ernest L. Edwards and wife,

TO

J. D. Hare and Joyce H. Cravens

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

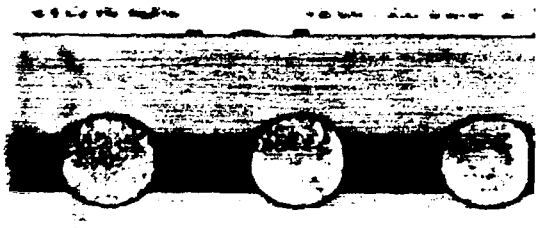
39404

IDENTIFICATION REFERENCE

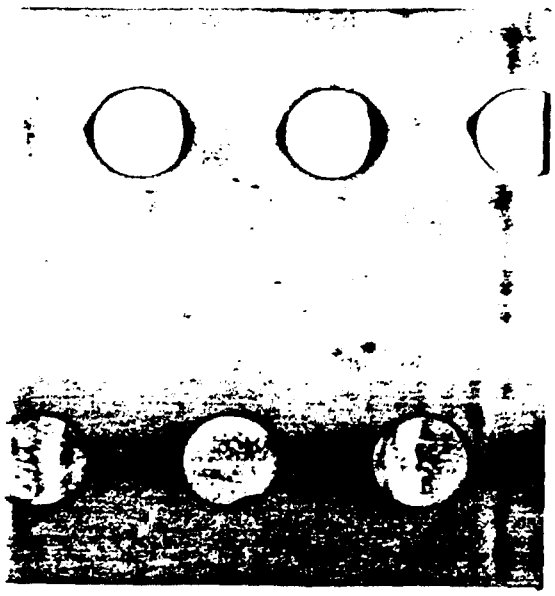
JUN 7 2 49 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2374 06/07 0101 03CHECK 81.74







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7859 PAGE 858

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	22800.00
CON TX	75.24
PRFEE	0.50
MISC	6.00
TOTAL	81.74
CHECK	81.74

06/07/89 01 14:49 0001 2874

39404

IDENTIFICATION REFERENCE

Jun 7 2 49 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 217227