BOOK 8061 PAGE 988

09791

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

1229 03/09 0101 03CHECK 799.00

IDENTIF. REFERENCE

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
J. FREDERICK CRANE Route # 1, Box 46B Charlotte, TN 37036	SAME	MAP 142-10 PARCEL 31 FIELD BOOK # 9D27875

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, BERNARD C. STRAWN and wife, JANICE B. STRAWN, do hereby transfer and convey unto J. FREDERICK CRANE, his heirs and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

> LAND in the 9th, formerly the 14th, Civil District of said County, and being more particularly described as follows:
>
> BEGINNING at a point in the center line of Old Harding Road, formerly the Richland Turnpike, the said spike being at the mutual corner between Herrin and Bradfords, and the northwest corner of a 7 acre tract conveyed by Virginia, John and A. D. Bradfords and others to T. L. Herrin, and running south 67 degrees east 423 feet, more or less, to a stake in the said Herrin and Bradfords' line; thence south 48 degrees west 128 feet, more or less, to a stake; thence north 67 degrees west 427 feet, more or less, to a point in the center line of Old Harding Road, formerly Richland Turnpike; thence north 45 degrees east, with the said center line of said road 136 feet, more or less to the point of beginning, and described according to a survey by John Kohl, Surveyor, dated 05/04/87.
>
> BEING the same property conveyed to Bernard C. Strawn and wife, Janice B. Strawn by deed from Mark D. Tanner, unmarried, of record in Book 7273, Page 345, Register's Office of Davidson County, Tennessee.

This is improved real property known as 7301 Old Harding Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said J. FREDERICK CRANE, his heirs, successors and assigns forever.

The undersigned covenants with the said J. FREDERICK CRANE, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Davidson County Property Taxes for 1990 which are prorated to date of closing and to be paid by the Grantor.

2. Subject to the right-of-way of Old Harding Road, formerly Richland Turnpike, across so much of the premises as may lie therein.

Except as herein set forth the undersigned do further covenant and bind themselves, their heirs, successors and assigns to warrant

and forever defend the title to said land to the said J. FREDERICK CRANE, his heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 7 day of ~~February,~~ March, 1990.

Bernard C. Strawn by Janice B. Strawn Atty in fact
BERNARD C. STRAWN

Janice B. Strawn
JANICE B. STRAWN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sara C. Williams, a Notary Public in and for said State and County, JANICE B. STRAWN, the within named the within bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of ~~February~~ March, 1990.

Sara C. Williams
NOTARY PUBLIC

My Commission Expires: 3/11/91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sara C. Williams, a Notary Public in and for the County and State aforesaid, the within named JANICE B. STRAWN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument on behalf of BERNARD C. STRAWN as his attorney-in-fact, as the free act and deed of the within named BERNARD C. STRAWN.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of March, 1990.

Sara C. Williams
NOTARY PUBLIC

My Commission Expires: 3/11/91

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $240,000.00.

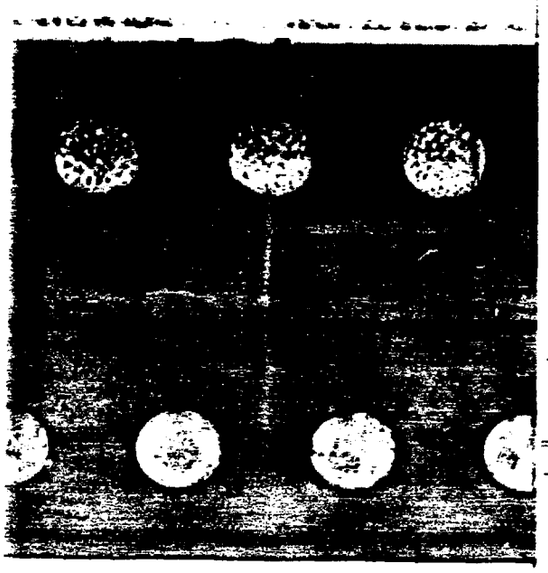
J. Frederick Crane
AFFIANT

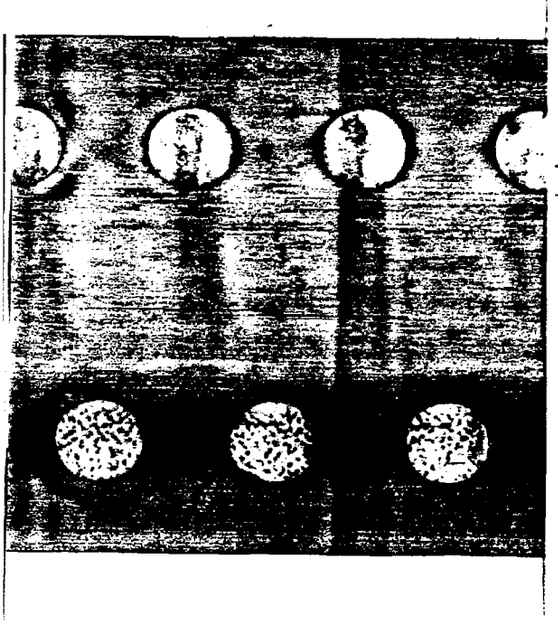
Sworn to and subscribed before me this 7th day of ~~February~~ March, 1990.

Sara C. Williams
NOTARY PUBLIC

My Commission Expires: 3/11/91

0735LRW022290





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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				240000.00
			CON TX	792.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	799.00
			CHECK	799.00
03/09/90	01		16:01 0001	1229

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 9 7 9 1

IDENTIF. REFERENCE

MAR 9 4 05 PM '90

DAVIDSON COUNTY TN.

No. 299712