THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED BOOK 8093 PAGE 623

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
William S. Crutcher, et ux 207 Moss Trail Goodlettsville, TN 37072	Same as New Owner	Map 12 Parcel 114 and 115 Field Book Nos: 10D 51533 (Parcel 114) 10D 51534 (Parcel 115)

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JOHN T. HYDE, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto WILLIAM S. CRUTCHER and wife, LINDA W. CRUTCHER, hereinafter referred to as 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 NO. 1: A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 3 on a survey dated May 13, 1986, by Richard C. Kessinger, Surveyor, Number 1038, Job Number 86-113, and more specifically described as follows:

Beginning at an iron pin in the northerly margin of Lickton Pike, (said point being North 74 deg. 08' 09" East 156.34 feet; thence North 74 deg. 41' 02" East 200.70 feet from the southeast corner of the property of Carl Guthrie of record in Book 3886, page 486, Register's Office for Davidson County, Tennessee); thence, North 23 deg. 56' 29" West 1342.45 feet to an iron pin; thence, North 86 deg. 22' 18" East 225.00 feet to an iron pin; thence, South 23 deg. 39' 13" East 1302.87 feet to an iron pin; in the Northerly margin of Lickton Pike; thence, in a southeasterly direction along a curve having a radius of 1195.00 feet, a tangent of 469.41 feet and a delta angle of 42 deg. 53' 27" for a distance of 60.01 feet to an iron pin; thence, South 77 deg. 03' 19" West 148.07 feet to the point of beginning and containing 6.31 acres, more or less.

Being the same property conveyed to John T. Hyde by deed from Regina A. Hyde of record in Book 7957, page 442, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 4 on a survey dated May 13, 1986, by Richard C. Kessinger, Surveyor, Number 1038, Job Number 86-113, and more specifically described as follows:

Beginning at an iron pin in the northerly margin of Lickton Pike, (said point being North 74 deg. 08' 09" East 156.34 feet; thence North 74 deg. 41' 02" East 200.70 feet to an iron pin; thence, North 77 deg. 03' 19" East 148.07 feet to an iron pin; thence along a curve having a radius of 1195.00 feet, a tangent of 469.41 feet and a delta angle of 42 deg. 53' 27" from the southeasterly corner of the property of Carl Guthrie of record in Book 3886, page 486, Register's Office for Davidson County, Tennessee); thence, North 23 deg. 39' 13" West 1302.87 feet to an iron pin; thence North 86 deg. 22' 18" East 300.00 feet to an iron pin; thence, South 19 deg. 23' 46" East 1256.65 feet to an iron pin in the northerly margin of Lickton Pike; thence in a westerly direction with said margin of said pike on a curve having a radius of 1195.00 feet, a tangent of 469.41 feet and a delta angle of 42 deg. 53' 27" for a distance of 196.11 feet to the point of beginning and containing 6.97 acres, more or less.

Being the same property conveyed to John T. Hyde by deed from Regina A. Hyde of record in Book 7957, page 440, Register's Office for Davidson County, Tennessee.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1990, which are a lien, but not yet due and payable, which have been prorated between the parties and which will be paid by the Grantees when they become due.

2. Subject to easement for right of way granted to Southern Bell Telephone & Telegraph Co. of record in Book 1118, page 463, said Register's Office, if applicable.

3. Subject to easement for right of way for public roads granted to Davidson County, Tennessee, of record in Book 1634, page 623, said Register's Office, if applicable.

And I, the GRANTOR, do further covenant and bind myself, my 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.

3503 04/23 0101 03CHECK 190.48

WITNESS our hands on this the 19th day of April, 1990.

WILLIAM S. CRUTCHER

JOHN T. HYDE

LINDA W. CRUTCHER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN T. HYDE, and WILLIAM S. CRUTCHER and wife, LINDA W. CRUTCHER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 19th day of April, 1990.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $55,625.00.

Affiant

Sworn to and subscribed before me, this the 19th day of April, 1990.

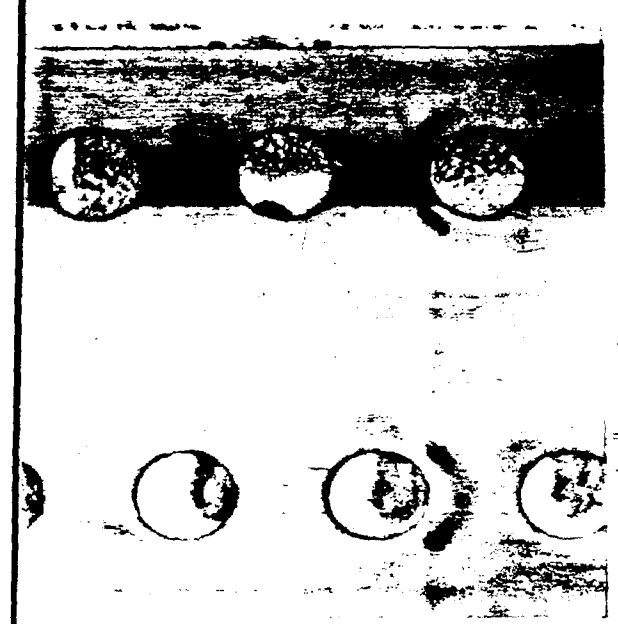
NOTARY PUBLIC

My Commission Expires: 12/29/93

APR 23 11 23 AM

IDENTIF. TREFERENCE

20825



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8093 PAGE 625

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 55625.00
CON TX 183.48
PRFEE 1.00
WDEED 6.00
TOTAL 190.48
CHECK 190.48

04/23/90 01 11:24 0001 3503

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20825

IDENTIF. TREFERENCE

APR 23 11 23 AM '90

DAVIDSON COUNTY

No. 312582