FILE BOX 57 ENE

Address New Owner as follows: Send tax bills to: Map-Parcel:

Crowell Properties Same 95-14-115
1035 Acorn Drive
Nashville, TN 37210

BOOK 8096 PAGE 902

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for a further consideration, the Grantee has assumed and agrees to pay the unpaid principal balance of an indebtedness evidenced by a note in the remaining principal amount of $101,583.00, secured by a Deed of Trust of record in Book 5054, page 699, Register's Office for Davidson County, Tennessee, **WALTER G. KNESTRICK**, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **CROWELL PROPERTIES, a Tennessee partnership composed of DANIEL CROWELL, JOEL CROWELL and DAVID CROWELL**, hereinafter called Grantee, Grantee's heirs and assigns, certain real property lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Metropolitan Industrial Park, Section 25, of record in Plan Book 4350, page 120, Register's Office for Davidson County, Tennessee, and more fully described in deed of record in Book 4431, page 216, said Register's Office.
>
> Being a portion of the same property conveyed to Walter G. Knestrick by deed from Mary Ensey, Trustee of record in Book 4499, page 874, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, together with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, Grantee's successors, representatives and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said property, that he has a good right to convey it, and that the same is unencumbered except for (1) taxes for the year 1990 which are prorated and assumed by Grantee; (2) all matters shown on the plan of record in Book 4350, page 120, said Register's Office; (3) restrictive covenants contained in an instrument of record in Book 4214, page 851, made applicable to the property by instrument recorded in Book 4424, page 756, said Register's Office, and (4) the Deed of Trust of record in Book 5054, page 699, and assigned to The State Life Insurance Company by instrument in Book 5090, page 646, said

Register's Office, said Deed of Trust being hereby assumed by Grantee, to all of which this conveyance is expressly made subject.

AND GRANTOR further covenants and binds himself, his heirs, assigns and representatives, to warrant and forever defend the title to said property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

ANNE H. KNESTRICK, being the spouse of **WALTER G. KNESTRICK**, joins in this conveyance for the purpose of conveying and quitclaiming any right, title and interest she may have in the property conveyed herein as a result of her marital status.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25th day of April, 1990.

Walter H. Knestrick
WALTER G. KNESTRICK

Anne H. Knestrick
ANNE H. KNESTRICK

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 **WALTER G. KNESTRICK and wife, ANNE H. KNESTRICK**, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 25th day of April, 1990.

Julia H. Bierck
NOTARY PUBLIC

My commission expires: 3-26-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Walter H. Knestrick
AFFIANT

Sworn to and subscribed before me this 25th day of April 1990.

Julia H.
NOTARY PUBLIC

My commission expires: March 26, 1994

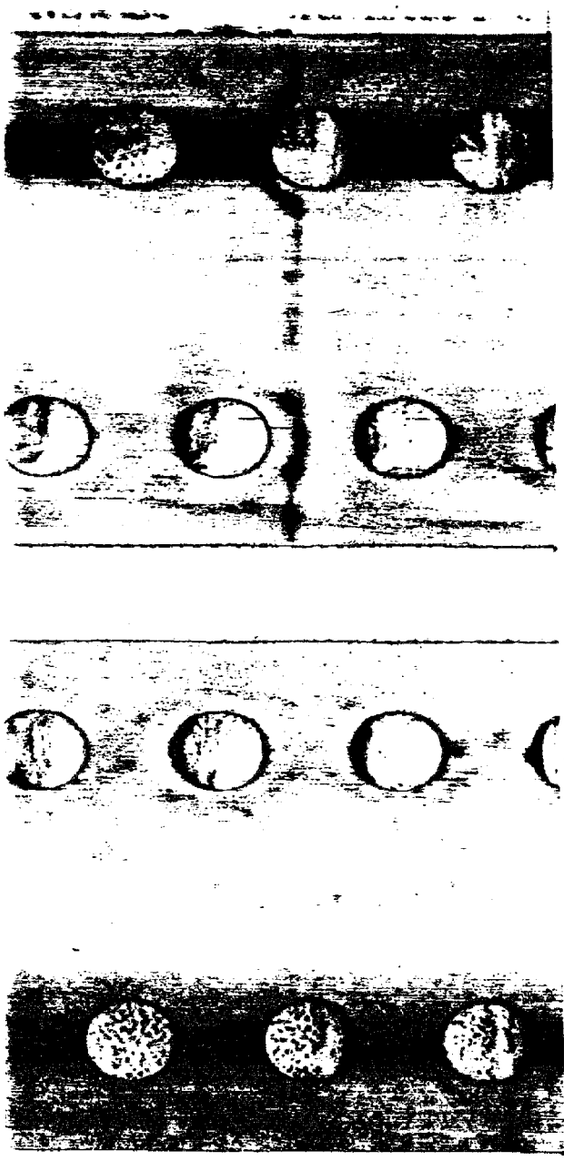
This instrument was prepared by:
Ervin M. Entrekin
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

22051

IDENTIF. REFERENCE

APR 25 3 53 PM '90

4974 04/26 0101 03CHECK 1363.00



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

RECEIVED OF _____

FOR _____

BOOK 8096 PAGE 905

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	
				410000.00
			CON TX	1353.00
			PRFEE	1.00
			WDEED	9.00
			TOTAL	1363.00
			CHECK	1363.00
04/26/90		01	15:53 0001	4994

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22051

IDENTIF. REFERENCE

APR 26 3 53 PM '90

DAVIDSON COUNTY T...

No. 314055