FILE BOX 57

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

BOOK 8714 PAGE 216

4074.0

IDENTIFICATION REFERENCE

AUG 28 3 58 PM '92

K. Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$825,000.00.**

Randall Lee Moser
Affiant

Subscribed and sworn to before me this 28th day of August, 1992.

J. Kathleen Hollins
Notary Public

My commission expires: 11-27-93

KATHLEEN HOLLINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SPECIAL WARRANTY DEED

Address New Owner:	**Send tax bills to:**	**Map & Parcel No.**
Randall Lee Moser and wife, Lisa D. Moser **803 Riverside Drive** **Old Hickory, TN 37138-3148**	**NEW OWNER**	**Map** 96-11 **Parcel** 218

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, **William E. Crook (the "Grantor") and Grantor's spouse, Mary Jean Crook**, has bargained and sold and by these presents does transfer and convey unto **Randall Lee Moser and wife, Lisa D. Moser** (the "Grantees"), their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A tract or parcel of land in the Third Civil District of Davidson County, Tennessee, described according to a survey made by Turner Engineering Company, Inc., dated May 28, 1964, revised December 17, 1964, January 15, 1965 and August 30, 1966, and updated October 8, 1982 as follows:

Beginning at an iron pin on the westerly margin of Hickory Hill Court (a 50' road) and the southerly margin of a T.V.A. easement, and beginning 301.1 feet southerly from the centerline of Stewart's Ferry Pike; thence in a southerly direction with a 368.5' radius curve to the left, a distance of 149.4 feet to an iron pin; thence South 21° 28' East, a distance of 135.72 feet to an iron pin; thence with a 100' radius curve to the right, a distance of 58.6 feet to an iron pin; thence with a 50' radius curve to the left, a distance of 81.64 feet to an iron pin; thence South 21° 28' East, a distance of 64.2 feet to a concrete monument; thence South 79° 03' West, a distance of 212.4 feet to a concrete monument; thence South 81° 00' West, a distance of 250.11 feet to an iron pin in a fence; thence with a fence North 6° 22' 30" East, distance of 121.9 feet to an iron pin in a fence; thence continuing with said fence North 4° 10' 30" East, a distance of 454.0 feet to an iron pin in a fence and on the southerly margin of a T.V.A. easement South 80° 23' East, a distance of 267.7 feet to the point of beginning.

Being the same property conveyed to William E. Crook by Successor Trustee's Deed of record in Book 8417, page 790, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for 1992, a lien, but not yet due and payable.

2. Deed of Trust executed by William H. Freeman to Harold F. Miller, Jr., Trustee, of record in Book 5113, page 460, Register's Office of Davidson County, Tennessee, to secure to Vanderbilt University the payment of note dated February 8, 1977, in the original principal amount of $420,000.00, payable as therein specified, together with any terms, limitations or restrictions recited therein.

3. Easement granted the United States of American by Chester K. Hart and wife, of record in Book 1303, page 21, Register's Office of Davidson County, Tennessee.

4. Sewer Service Agreement of record in Book 4058, page 963, Register's Office of Davidson County, Tennessee.

5. A drainage easement extending from west to east crossing the tract as shown on the survey made by Turner Engineering Company, Inc., dated May 28, 1964, and revised and updated through October 24, 1982, and a sanitary sewer easement described as follows: A strip of land 15 feet wide and being 5 feet on the south side of an existing sewer line and 10 feet on the north side of said sewer line, said existing sewer line and 10 feet on the north side of said sewer line, said existing sewer runs from a point on the west margin of Hickory Hill Court, located 207.9 feet southerly from the northeast corner of the tract of land being in the east boundary of the property occupied by Hickory Hills Apartments; thence traversing the property Hickory Hill Apartments

to a point in the west boundary line 148 feet southerly from the northwest corner of the property of Hickory Hills Apartments and a strip of land 20 feet wide situated on the east side of the west boundary line of the property of Hickory Hill apartments, which is also the south right-of-way of 150 feet to TVA easement to the existing sewer line.

6. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6396, page 323, Register's Office of 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 Grantee, its successors and assigns forever.

AND THE GRANTOR does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

AND THE GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whosoever.

WITNESS the execution of Grantor and Grantor's spouse this the 28TH day of AUG, 1992.

William E. Crook

William E. Crook

Mary Jean Crook

Mary Jean Crook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **William E. Crook and wife, Mary Jean Crook**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 28th day of August, 1992.

08/28/92 01:05PM CHECK 3065-50

L. Kathleen Hollins

Notary Public

My Commission expires: 11-27-93

L. KATHLEEN HOLLINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8714 PAGE 219

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
825000.00
CON TX 3052.50
PRFEE 1.00
WDEED 12.00
TOTAL 3065.50
CHECK 3065.50
08/28/92 01 16:00 0001 5103

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

407.40

IDENTIFICATION REFERENCE

AUG 28 3 59 PM '92

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 564827