73223

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ENTER & REFERENCE

File Box 24

94 JUL 21 AM 9:56 0721 0101 03CHECK 1211.50

FELIX L. REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
M. Lee Barrett Jr.
976 Murfreesboro Road
Nashville, TN 37217

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 72-6
PARCEL 236
15DZ-00170

WARRANTY DEED

BOOK 9413 PAGE 476

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, J. F. Crane, married hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto M. Lee Barrett Jr., unmarried , hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT NO. 1: BEING parts of Lots Nos. 10 and 11 on the Plan of Kenmore Place, of record in Book 332, pages 32 and 33, Register's Office for Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, Surveyor, April 22, 1943, as follows:

BEGINNING at a stake in the northeast corner of the Gallatin Pike as now located and a 15 foot alley; thence with the northerly margin of said alley eastwardly 185.4 feet, more or less, to the southwest corner of Lot No. 24; thence with the westerly line of said Lot No. 24, northwardly 77.26 feet; thence westwardly 150 feet, more or less, to the easterly margin of said Pike; thence with said Pike southwardly 101.7 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM is that portion of the above-described property previously conveyed by Joseph J. Crane and wife, Mary Lynn Crane to Nathan Wall, of record in Book 4636, page 326, said Register's Office, being Lot No. 1 on the plan of a subdivision of part of Lots Nos. 10 and 11, Kenmore Place Subdivision, of record in Book 4595, Page 60, said Register's Office.

TRACT NO. 2: BEING parts of Lots Nos. 11, 12, 23, all of Lot No. 24 and the southerly one-half of Loftin Avenue (now closed) immediately north of said lots on the map of Kenmore Place, of record in Book 332, Pages 32 and 33, said Register's Office, described together as follows:

BEGINNING on the easterly margin of Gallatin Pike as now established, at the northwest corner of the property conveyed to Felix L. Patterson and wife, by deed from G. C. Hixson, et al, of record in Book 1272, Page 49, said Register's Office; thence with the easterly margin of said Pike, northwardly 141.9 feet, more or less, to the center of Loftin Avenue (now closed); thence with the center of said Avenue eastwardly 205 feet, more or less, to the westerly margin of the right-of-way of the Lewisburg and Northern R. R.; thence with said right-of-way, southwardly 227.5 feet, more or less, to a stake in the northerly margin of an alley; thence with said alley, westwardly 142.4 feet, more or less, to the southeast corner of said Patterson property; thence with their easterly line northwardly 77.26 feet to their northeast corner; thence with their northerly line, westwardly 150 feet, more or less, to the beginning.

Being the same property conveyed to J. F. Crane, by deed from Sam J. McAllester III, Substitute Trustee of record in Book 8304, Page 312, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Taxes for 1994 have been pro-rated and assumed by Grantee(s).

Betty Crane joins in the execution of this instrument to convey whatever interest she may have, especially marital rights.

This is improved property known as 3214 Gallatin Road, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said M. Lee Barrett Jr., unmarried, his heirs and assigns, forever; and we, J. F. Crane and wife, Betty Crane do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9413 PAGE 477

Witness our hands this the 20TH day of July, 1994.

J. F. Crane

Betty Crane

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named J. F. Crane and Betty Crane the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 20th day of July, 1994.

NOTARY PUBLIC

My Commission Expires: [illegible] My Commission Expires JULY 27, 1996

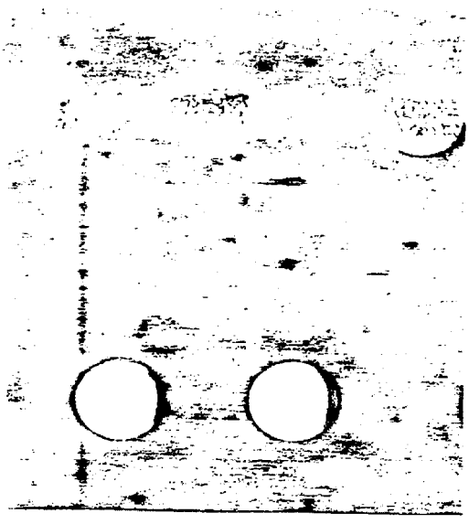
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

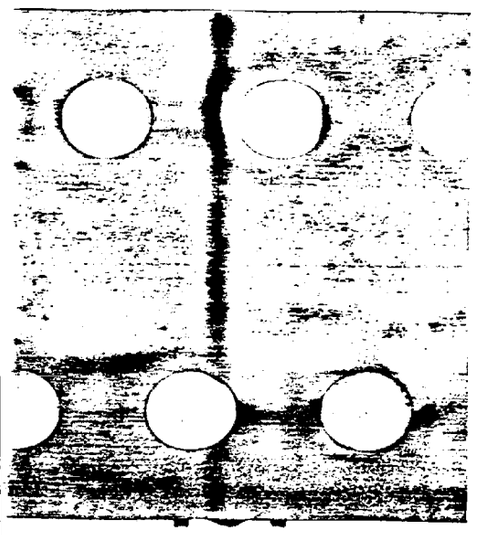
The actual value or consideration, whichever is greater, for this transfer is $ 325,000.00.

AFFIANT

Subscribed and sworn to before me this 20th day of July, 1994. My Commission Expires JULY 27, 1996

NOTARY PUBLIC
My Commission Expires: [illegible]
My Commission Expires JULY 27, 1996





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

RECEIVED OF _____

FOR _____

BOOK 9413 PAGE 478

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 325000.00
				CON TX 1202.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1211.50
				CHECK 1211.50
07/21/94	01			09:56 0001 9247

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73223
IDENTIF. # REFERENCE

94 JUL 21 AM 9:56

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 815823