Box 2-1 CWW

FROM: BARBARA B. CRANE and husband, ANDREW M. CRANE

THIS INSTRUMENT PREPARED BY: BOULT, CUMMINGS, CONNERS & BERRY, ATTORNEYS NATIONSBANK PLAZA, SUITE 1600 414 UNION STREET NASHVILLE, TENNESSEE 37239

TO: STEPHEN W. GRIFFIN and wife, DEBORAH K. GRIFFIN

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Stephen W. Griffin and wife,	SAME	Map 116-11
Deborah K. Griffin		Parcel 51
405 Westview Avenue		
Nashville, TN 37205		

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $532,500.00.

Stephen W. Griffin
Affiant

Subscribed and sworn to before me, this the 3 day of November, 1994.

Carol A. Wilson
Notary Public

My Comm. Expires: 11-20-96

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, We, **Barbara B. Crane and husband, Andrew M. Crane**, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto **Stephen W. Griffin and wife, Deborah K. Griffin**, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as **405 Westview Avenue, Nashville, Tennessee 37205**.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 3rd day of November, 1994.

Barbara B. Crane by
Andrew M. Crane as Attorney-In-Fact

Andrew M. Crane

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew M. Crane, to me known to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Barbara B. Crane, the bargainor, and acknowledged that he executed the same as the free act and deed of said Barbara B. Crane for the purposes therein contained.

Witness my hand and seal, at office in Brentwood, Tennessee, this the 3 day of November, 1994.

NOTARY PUBLIC

My Commission Expires: 11-20-96

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew M. Crane, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Brentwood, Tennessee, this the 3 day of November, 1994.

NOTARY PUBLIC

My Commission Expires: 11-20-96

EXHIBIT A

(Property Description)

Land in Davidson County, Tennessee, being Lot No. 63 and part of Malone Street, (now closed), lying immediately West and North of same, on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Book 421, pages 102 and 103, Register's Office for said County, and described according to a copy of a survey thereof made May 10, 1947, by Harvey Gee, Surveyor, as follows:

Beginning at a point on the westerly margin of Westview Avenue at an iron pin, the corner of Lots 63 and 64; thence with the westerly margin of Westview Avenue and the same if extended, northerly 203 feet to an iron pin in the present westerly margin of Westview Avenue, in a fence line; thence westerly, along the fence line, 169.5 feet to an iron pin in a stone wall; thence with stone wall, Southerly 250.7 feet to another iron pin opposite the corner of Lots Nos. 63 and 64; thence easterly crossing said part of said Malone Street (now closed) and the line between Lots Nos. 63 and 64, 267 feet to the beginning.

Being the same property conveyed to Barbara B. Crane by Warranty Deed from David Bartholomew and wife, Caroline Bartholomew, of record in Book 8587, page 194, Register's Office for Davidson County, Tennessee.

The above-described property is being conveyed subject to the following:

1. All matters shown on the Plan of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.

2. Easement for sanitary sewer of record in Book 5786, page 998, said Register's Office.

5028 11/04 0101 03CHECK 1983.25

06349
IDENTIF. & REFERENCE

94 NOV -4 PM 4:16
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

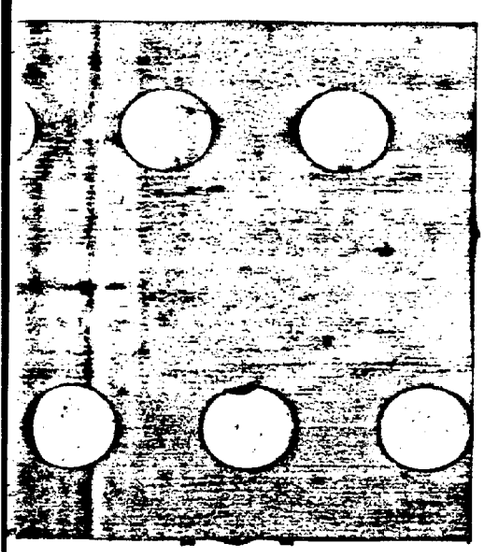
RECEIVED OF _____

FOR _____

BOOK 9512 PG 856

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 532500.00
CON TX 1970.25
PRFEE 1.00
WDEED 12.00
TOTAL 1983.25
CHECK 1983.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/04/94 01 16:16 0001 5028

06349
IDENTIF. & REFERENCE

94 NOV -4 PM 4:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 851311