BOOK 22

WARRANTY DEED

BOOK 9610 PG 635

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 31,507.14

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
3rd DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES: July 25, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN P. GREEN (NAME)	SAME (NAME)	PART OF 113-0-52
6237 Vosswood Drive (ADDRESS)	(ADDRESS)	09D-13180
NASHVILLE, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ESTATE OF EMMA PAULINE CRADDOCK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN P. GREEN AND WIFE, ROXANNE R. GREEN

HEREINAFTER CALLED THE 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 MADE A PART HEREOF.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated October 22, 1994, made by:
KENNETH W. MORTON, License No. 623
420 British Wood Drive
Nashville, TN 37217

39132
IDENTIF. ✦ REFERENCE

95 MAR -3 AM 11:03
FELIX A. JONES JR. REGISTER
DAVIDSON COUNTY, TN.

7126 03/03 0101 03CHECK 129.55

unimproved ( )
This is improved (X) property, known as 8211 OLD CHARLOTTE PIKE, NASHVILLE, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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 my hand this 3rd day of March 19 95

ESTATE OF EMMA PAULINE CRADDOCK
By: Harry M. Craddock Jr. Executor
HARRY M. CRADDOCK, JR., EXECUTOR

BOOK 9610 PG 636

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 HARRY M. CRADDOCK, JR.

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 3rd day of March 19 95

Commission expires July 26, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

EXHIBIT "A"

A tract of land on the southerly side of Old Charlotte Pike, in the 9th Civil District of Davidson County, Tennessee, and being described as follows:

BEGINNING at a point in the center of Old Charlotte Pike, said point being the northwest corner of the Plunkett property and the northeast corner of the tract herein; thence with the center of said road, North 64 deg. 49 min. 18 sec. West 38.50 feet to a point; thence with a curve to the right, having a radius of 481.51 feet, a length of 158.43 feet, and a chord bearing and distance of North 55 deg. 23 min. 44 sec. West, 157.72 feet to a point in said road; thence leaving said road and severing four new courses and distances, according to a survey by Kenneth W. Morton, Tennessee Registered Land Surveyor, #623, October 22, 1994, as follows:

South 75 deg. 36 min. 10 sec. West 99.00 feet to an iron rod (new); South 14 deg. 23 min. 50 sec. East, 76.10 feet to an iron rod (new); South 5 deg. 58 min. 35 sec. West, 333.60 feet to an iron rod (new); South 13 deg. 36 min. 18 sec. East, 1436.00 feet to a 15 inch (dead) Hickory tree, and being the southwest corner of the tract herein; thence with an old fence line, South 82 deg. 02 min. 52 sec. East, 226.48 feet to a 10 inch Box Elder; thence South 83 deg. 16 min. 56 sec. East, 35.45 feet to a 20 inch White Oak; thence South 84 deg. 50 min. 21 sec. East, 163.91 feet to a 10 inch Hickory; thence North 85 deg. 19 min. 22 sec. East, 36.79 feet to point in a branch; thence along the branch the following five courses and distances:

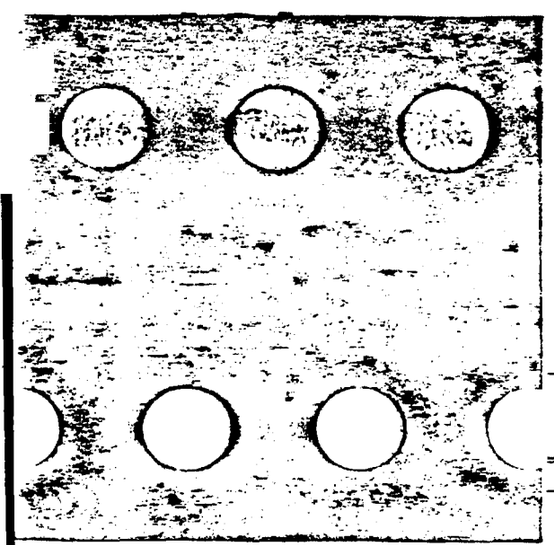
North 8 deg. 51 min. 14 sec. West, 99.42 feet to a 8 inch Elm; North 20 deg. 27 min. 48 sec. West, 86.98 feet to a 4 inch Persimmon; North 19 deg. 25 min. 00 sec. West, 137.65 feet to a 6 inch Willow; North 34 deg. 36 min. 40 sec. West, 144.54 feet to a 10 inch Poplar; North 52 deg. 47 min. 11 sec. West, 105.66 feet to a 15 inch Poplar, on the westerly edge of said branch; thence leaving said branch with Choate's westerly line the following six courses and distances:

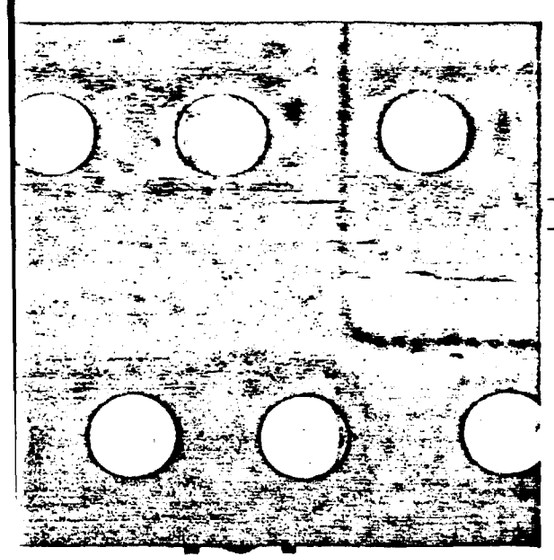
North 8 deg. 12 min. 56 sec. East 124.86 feet to a 8 inch White Oak; North 7 deg. 09 min. 54 sec. East 72.08 feet to a 8 inch White Oak; North 2 deg. 11 min. 27 sec. East 38.38 feet to a 3 inch Sourwood; North 14 deg. 34 min. 22 sec. East 460.35 feet to a 30 inch White Oak; North 23 deg. 37 min. 04 sec. West 83.50 feet to a 6 inch Dogwood; North 32 deg. 32 min. 09 sec. West 120.64 feet to a 20 inch Hickory, said point being a common corner with Choate and Plunkett.

Thence with Plunkett's south and westerly property lines the following six courses and distances:

South 88 deg. 20 min. 32 sec. West, 95.24 feet to a 30 inch Red Oak; North 84 deg. 12 min. 01 sec. West, 95.30 feet to a 3 inch Locust; North 73 deg. 31 min. 11 sec. West, 116.63 feet to a 8 inch White Oak; North 66 deg. 06 min. 02 sec. West, 192.69 feet to an iron rod (old); North 11 deg. 23 min. 22 sec. West, 125.91 feet to an iron rod (old); North 47 deg. 12 min. 48 sec. East, 263.52 feet to the point of BEGINNING, and containing an area of 16.00 acres, more or less.

BEING part of the property conveyed to Harry M. Craddock, Sr. and wife, Emma Pauline Craddock, from Mrs. C. H. Craddock, a widow, H. E. Craddock and wife, Lillian Craddock, J. O. Craddock, an unmarried man, and Mamie Craddock Gourley, by deed of record in Book 2601, page 311, in the Register's Office for Davidson County, Tennessee, and inherited by said Harry M. Craddock, Sr., as one of the heirs-at-law of C. H. Craddock, deceased. The said Harry M. Craddock, Sr. predeceased Emma Pauline Craddock. The said Emma Pauline Craddock has since died testate, and by Will entered in Davidson County Probate Court, Docket No. 94P-1245, appointed Harry M. Craddock, Jr., Executor with authorization to sell said property.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9610 PG 638

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	31507.14
CON TX	116.55
PRFEE	1.00
WDEED	12.00
TOTAL	129.55
CHECK	129.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 7126

39132
IDENTIF. ↑ REFERENCE

95 MAR -3 AM 11:03

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

No. 886775