BOOK 9699 PG 141

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June, 19 95

Notary Public

MY COMMISSION EXPIRES: (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
THOMAS E. LANE, JR. (NAME)	SAME (NAME)	PART OF 113-O-52
P.O. BOX 120424 (ADDRESS)	(ADDRESS)	09D-13180
NASHVILLE, TN 37212-0424 (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 THOMAS E. LANE, JR., UNMARRIED

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:

A tract of land on the southerly side of Old Charlotte Pike in the 9th 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 tract herein, and the northeast corner of the Lewis property; thence with the center of said road and a curve to the left having a radius of 1683.49 feet and an arc of 125.59 feet to a point; thence continuing with said road, South 32 deg. 41 min. 40 sec. East 425.64 feet to a point; thence with a curve to the left having a radius of 481.51 and an arc of 53.38 feet to a point in the center of said road, said point being the northeast of the herein described tract; thence leaving said road and severing said property with four new courses and distances according to a survey by Kenneth W. Morton, TN R.L.S. #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" dead hickory tree, and being the southeast corner of the tract herein described; thence North 86 deg. 10 min. 29 sec. West 112.94 feet to a 30" oak; thence South 89 deg. 14 min. 19 sec. West 53.85 feet to a 30" oak; thence South 86 deg. 12 min. 43 sec. West 81.03 feet to a 10" oak; thence North 81 deg. 05 min. 03 sec. West 160.19 feet to a 30" red oak; thence North 87 deg. 46 min. 27 sec. West 73.53 feet to a 20" red oak; thence North 75 deg. 29 min. 17 sec. West 107.14 feet to a point by a fence post; thence with a fence line, North 33 deg. 04 min. 55 sec. West 691.80 feet to a red oak; thence North 25 deg. 32 min. 25 sec. West 67.85 feet to a red oak; thence North 19 deg. 36 min. 06 sec. West 92.80 feet to a point; thence North 00 deg. 48 min. 50 sec. West 344.86 feet to a point by a red oak; thence North 22 deg. 57 min. 02 sec. West 131.95

CONTINUED

This is unimproved (X) improved ( ) property, known as 8215 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 6th day of June 19 95

ESTATE OF EMMA PAULINE CRADDOCK
By:
HARRY M. CRADDOCK, JR., EXECUTOR

Harry M. Craddock, Executor

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 6th day of June, 19 96.

Commission expires November 25, 1998

Notary Public

LEGAL DESCRIPTION CONTINUATION

feet to a 30" red oak; thence North 33 deg. 09 min. 25 sec. West 273.97 feet to an oak; thence North 54 deg. 39 min. 43 sec. West 26.97 feet to a point; thence North 80 deg. 43 min. 04 sec. East 8.18 feet to a point; thence North 88 deg. 25 min. 49 sec. East 232.86 feet to a point; thence South 82 deg. 14 min. 01 sec. East 336.39 feet to a point; thence North 07 deg. 31 min. 14 sec. East 886.84 feet to the point of beginning and containing an area of 30.38 acres, more or less.

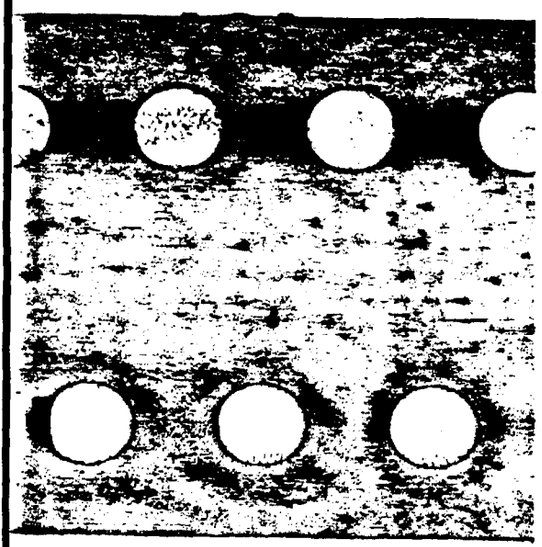
BEING part of the property conveyed to Harry M. Craddock, Sr., and wife, Emma Pauline Craddock, from Mrs. C. H. Craddock, a widow, H. E. Craddock and wife, Lillian Craddock, J. O. Craddock, an unmarried man, and Mamie Craddock Gourley, by deed of record in Book 2601, page 311, in the Register's Office 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 David County Probate Court, Docket No. 94P-1245, appointed Harry M. Craddock, Jr., Executor with authorization to sell said property.

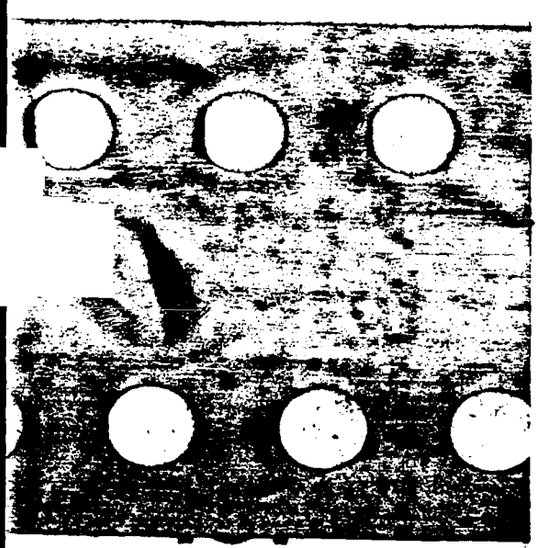
SOURCE OF DESCRIPTION: Survey dated October 22, 1994, made by:
KENNETH W. MORTON, License No. 623
420 British Woods Drive
Nashville, TN 37217

00069577
IDENTIF. & REFERENCE

95 JUN 13 PM 1:42
FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0673 06/13 0101 03CHECK 146.20





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

RECEIVED OF _____

FOR _____

BOOK 9699 PG 144

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 36000.00
CON TX 133.20
PRFEE 1.00
WDEED 12.00
TOTAL ~~146.20~~
CHECK ~~146.20~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/13/95 01 13:43 0001 0673

00069577
IDENTIF. ← REFERENCE

95 JUN 13 PM 1:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 919922