49

BOOK 9708PG 6

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 19 95

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas A. Travaglini (NAME)	Crestar Mortgage Capital Corp. (NAME)	4D 45875 4-15-476
1201 1203 Riverside Road (ADDRESS)	5311-77 Center Drive (ADDRESS)	4D 45865 53-3-227
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Charlotte, NC 28217 (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, Paul S. Crane and wife, Sophie M. Crane

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas A. Travaglini and wife, Jacquelyn S. Travaglini

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:

Two tracts of land, described as follows:

TRACT NO. 1:

Being the northerly part of Lot No. 15 on the Map of The Village of Old Hickory, Section "B", as of record in Book 1424, page 67, Register's Office for said County, described as follows:

Beginning on the easterly margin of Riverside Road at the corner of Lots Nos. 14A and 15; thence with the easterly margin of said Riverside Road southwardly 243.7 feet to the northwest corner of the property conveyed to Eugene P. Johnson and wife by deed from Earl E. Swensson and wife, of record in Book 1874, page 169, said Register's Office; thence with said Johnson's line as follows: North 85 degrees, 32' east 211.4 feet to an iron pin eastwardly 45 feet to an iron pin and eastwardly 65 feet, more or less, to the low water mark of Cumberland River; thence in a northerly direction with the meanderings of Cumberland River 227 feet more or less, to the corner of said Lots Nos. 14A and 15; thence with the line between said two lots westwardly 78 feet, more or less, to a point on top of bluff and continuing with the line beween said two lots North 89 degrees, 46' west 195 feet to the beginning.

Included in the above description, but excluded thereform is that part of said property conveyed to United States of America, by deed from Earl E. Swensson and wife, Viola L., Swensson, of record in Book 2240, page 190, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1201 1203 Riverside Road, Old Hickory, TN 37138
(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 our hand s this 15th day of June 19 95

Paul S. Crane

Sophie M. Crane

BOOK 9708 PG 7

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 Paul S. Crane and wife, Sophie M. Crane

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 15th day of June, 19 95.

Commission expires 11/28/98

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

0071990
IDENTIF. 4 REFERENCE
95 JUN 21 AM 9:43
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

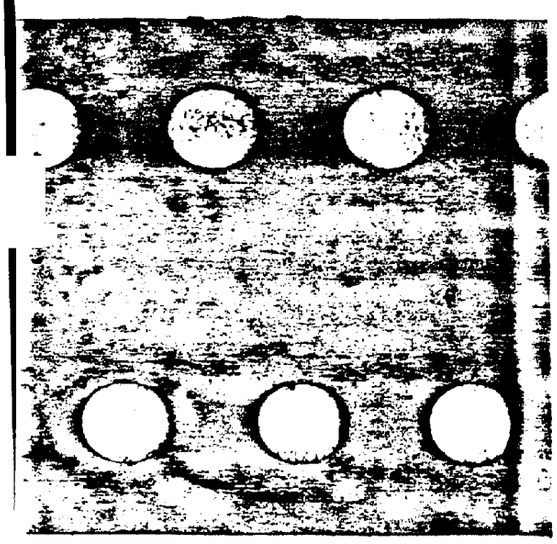
TRACT NO. 2:

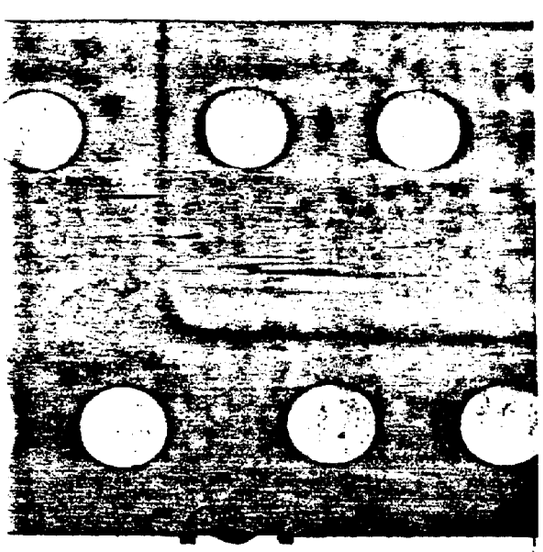
Lot No. 14-A, Section "B" Village of Old Hickory, 4th Civil District, Davidson County, Tennessee, as shown on plan recorded July 16, 1948, in Book 1424, page 67, fronting 74.7 feet on Riverside Road, and containing 0.46 acres, more or less, and which is more generally described as follows:

Beginning on the easterly margin of Riverside Road at the corner of Lots Nos. 14-A and 15; thence with the line between said lots eastwardly 195 feet to the top of a bluff; thence eastwardly 78 feet, more or less, to the low water mark of Cumberland River; thence with the meanderings of said river northwardly 79 feet, more or less, to the corner of Lots Nos. 13-A and 14-A; thence with the line between said lots westwardly 77 feet, more or less, to the top of a bluff; thence westwardly 175 feet, to the easterly margin of Riverside Road; thence with the said road southwardly 74.7 feet to the point of beginning.

Being the same property conveyed to Paul S. Crane and wife, Sophie M. Crane by deed from Earl S. Swensson and wife, Suzanne D. Swennson, of record in Book 4840, page 976, Register's Office for Davidson County, Tennessee.

3385 06/21 0101 03CHECK 1067.50





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

RECEIVED OF _____

FOR _____

BOOK 9708 PG 9

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	
				285000.00
			CON TX	1054.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1067.50
			CHECK	1067.50
06/21/95	01	09:44	0001	3385

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0071990
IDENTIF. ↑ REFERENCE

95 JUN 21 AM 9:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.922598