WARRANTY DEED

Name and Address New Owner:	Send Tax Notice:	Map and Parcel
Billy K. Crusenberry 100 Iris Avenue Old Hickory, TN 37138	Same	53-12-48 53-12-208 53-12-209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $200,000.00.

Mary Katherine Pope
Affiant

Sworn to and subscribed before me this 29th day of May, 1985.

Joann L Bass
Notary Public

My Commission Expires: 1-12-96

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED THOUSAND DOLLARS and No/100** *($200,000.00)*, cash in hand paid, the receipt of which is hereby acknowledged, I, **MARY KATHERINE POPE**, have bargained and sold and by these presents do hereby transfer and convey unto **BILLY K. CRUSENBERRY** and wife, **TERESA R. CRUSENBERRY**, their heirs and assigns, three certain tracts or parcels of land, situated in the Town of Old Hickory, Davidson County, Tennessee, being more particularly described as follows, to-wit:

TRACT NO. 1:

BEING part of Lot 20, Section 2, on the map of Life and Casualty Company Subdivision of Old Hickory, Tennessee, of record in Book 843, Page 56, Register's Office for Davidson County, Tennessee; and being described according to a survey by John B. Rainey, Surveyor #823, dated March 23, 1979, and known as Job No. 79-035, as follows:

BEGINNING at a point on the easterly right-of-way of State Route 45, also known as Old Hickory Boulevard, said point of beginning being the southwestern most corner of this property and the southern most corner of the George R. Lane, et. ux. property, of record in Deed Book 5254, Page 749, Register's Office for Davidson County, Tennessee; thence leaving the margin of said Route 45, and with Lane's southerly line, North 41 degrees 53 minutes 03 seconds 124.87 feet to an iron pin by others; thence continuing with Lane's line, North 43 degrees 25 minutes 56 seconds East 20.06 feet to a point; thence leaving Lane's line, South 46 degrees 25 minutes 56 seconds West 86.95 feet to a point on the northerly right of way of Iris Avenue

PREPARED BY:
BASS AND BASS
ATTORNEYS AT LAW
CARTHAGE, TENNESSEE

(said Avenue has a right-of-way of 50 feet), this point is 19 feet northwesterly from the centerline of the pavement; thence with the northerly margin of said Iris Avenue, South 46 degrees 22 minutes 19 seconds West 122.65 to a point at the beginning of a curve; thence with said curve to the right, having a radius of 27.5 feet, a distance along the curve of 43.44 feet to a point on the easterly margin of the aforesaid State Route 45; thence with the margin of said State Route 45, North 42 degrees 37 minutes 08 seconds West 48.16 feet to the point of **BEGINNING.**

BEING the same property conveyed to **Mary Katherine Pope**, by deed from **Billy J. Pope**, of record in Deed Book 5432, Page 425, Register's Office for Davidson County, Tennessee.

This is improved property located at 100 Iris Avenue, Old Hickory, Tennessee 37138.

TRACT NO. 2:

BEING part of Lot No. 20, Section II, on the map of Life & Casualty Insurance Company Subdivision at Old Hickory, Tennessee, of record in Book 843, Page 56, Register's Office for Davidson County, and described according to a copy of a survey thereof made by Geo. W. Watkins, Surveyor, on January 9, 1958, as follows:

BEGINNING at a stake in the northwesterly margin of Iris Avenue, 157 feet from the corner of said Avenue and Old Hickory Boulevard, and being a corner of a part of Lot No. 20, conveyed to Velma P. Jackson, by deed from Ben D. Patterson, of record in Book 2735, Page 240, said Register's Office; thence along the margin of Iris Avenue, North 41 degrees 31 minutes East 108 feet to a corner of the property conveyed to Velma Patterson, by deed from Dow Wallace, of record in Book 2136, Page 314; thence along Patterson's southwesterly line, northwesterly 92.6 feet to an iron pin; thence South 39 degrees 15 minutes East 111.7 feet to a stake, another corner of the property conveyed to Velma P. Jackson, above mentioned; thence along her northeasterly line, South 50 degrees 50 minutes East 87 feet to the point of **BEGINNING.**

BEING the same property conveyed to **Billy Joe Pope** and wife, **Mary Katherine Pope**, by deed from **Ted R. Thacker** and wife, **Elizabeth Jane Thacker**, of record in Book 2962, Page 123, said Register's Office, the said Billy Joe Pope having since died and Mary Katherine Pope being the surviving tenant by the entirety.

This is improved property located at 102 Iris Avenue, Old Hickory, Tennessee 37138.

TRACT NO. 3:

BEING part of Lot 20, Section 2, of the Life and Casualty Insurance Company property at Old Hickory, Tennessee, as shown on Map Book 843, Page 56, Register's Office for Davidson County, Tennessee; and further being part of the property as was conveyed to Effie Wallace, et. vir., by two deeds, one from Mrs. Marie B. Stillwell, of record in Book 919, Page 274; and the other from R. L. Denney, et. ux., of record in Book 1191, Page 300, said Register's Office; and more particularly described as follows:

BEGINNING at a point in the common line of lots 20 and 21, Section 2, on above stated map, which point is

northerly from the north line of Old Hickory Boulevard 265 feet; and from thence running northeasterly and along the southwesterly line of land now or formerly owned by Velma Patterson, as set out on deed of record in Book 2136, Page 314, said Register's Office; a distance of 37.3 feet to the northwesterly corner of land of the Grantee herein, thence southwesterly and along the line of property of the Grantee herein, a distance of 66 feet to a point; thence southwesterly and parallel to the first course herein, a distance of 45 feet, more or less, to a point in the common line of Lots 20 and 21, Section 2, on above stated map; thence northeasterly and along the common line of Lots 20 and 21, Section 2 above, a distance of 65 feet, more or less, to the point of **BEGINNING**.

BEING the property vested in **Billy Joe Pope** and wife, **Mary Catherine Pope**, by deed from **Mrs. Effie Wallace**, of record in Deed Book 3998, Page 549, Register's Office for Davidson County, Tennessee; the said Billy Joe Pope having since died and Mary Katherine Pope being the surviving tenant by the entirety. Mary Catherine Pope and Mary Katherine Pope are one and the same person.

This is improved property located at the rear of 102 Iris Avenue, Old Hickory, Tennessee 37138.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Prior conveyance to the State of Tennessee for the purpose of constructing a drainage facility on the property, said instrument being of record in Deed Book _____, Page _____, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

2. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee; of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

3. Easements of record in Book 843, Page 56; and Book 924, Page 121, said Register's Office.

4. 1995 property taxes.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said **BILLY K. CRUSENBERRY** and wife, **TERESA R. CRUSENBERRY,** their heirs and assigns, forever. We covenant that we are lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey it, and same is unencumbered, except as above stated.

I FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to the said tracts or parcels of land to the said **BILLY K. CRUSENBERRY**

and wife, **TERESA R. CRUSENBERRY,** their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND on this the 29th day of May, 1995.

Mary Katherine Pope
MARY KATHERINE POPE

ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF SMITH

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **MARY KATHERINE POPE**, the bargainor, with whom I am personally acquainted or proven to be on the basis of satisfactory evidence and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

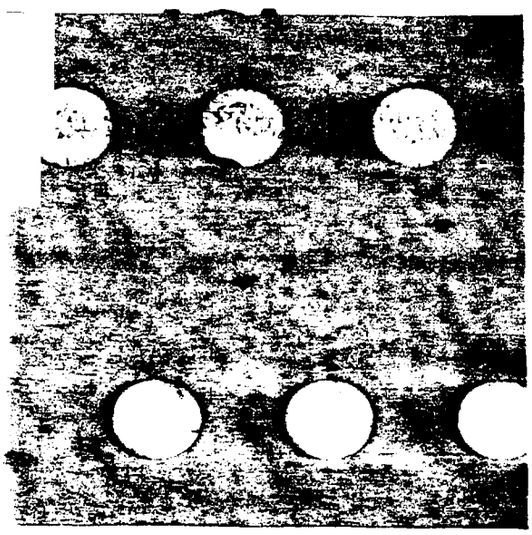
WITNESS MY HAND and official seal, at Offices, Smith County, Tennessee, on this 29th day of May, 1995.

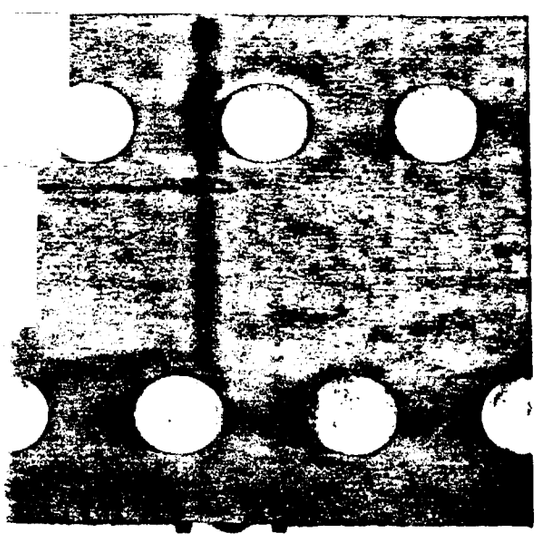
James L Bass
NOTARY PUBLIC

My Commission Expires: 1-12-96

JAMES L. BASS NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

0075254
IDENTIF. & REFERENCE
95 JUN 30 PM 2:57
FELIA Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
PICK-UP
95.3 16.30 0101 03CHECK 757.00





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

RECEIVED OF _____

FOR _____

BOOK 9718 PG 487

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	
	200000.00
CON TX	740.00
PRFEE	1.00
WDEED	16.00
TOTAL	757.00
CHECK	757.00

06/30/95 01 14:59 0001 6968

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0075254
IDENTIF. & REFERENCE

95 JUN 30 PM 2:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 928131