BOOK 9782 PG 143

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

William R. Harris
4117 Home Haven Drive
Nashville, TN 37218

SEND TAX BILLS TO: Same

PICK-UP
95 SEP -1 PM 1:23
REGISTER
DAVIDSON COUNTY, TN.

0096126
IDENTIFICATION REFERENCE

WARRANTY DEED

(Map/Parcel No. 058-15-0/010.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **Charles E. Boddie, a widower, Shauree Crooks, an unmarried person, and Camara Crooks, an unmarried person, as beneficiaries under the will of Mabel B. Crooks, also known as Mabel Bell Crooks Boddie,** have bargained and sold and do hereby transfer and convey unto **William R. Harris and wife, Susie A. Harris**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Royal Crest Subdivision, as of record in book 3700, page 86, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of Kings Court at the corner of Lots Nos. 1 and 2; thence with the line between said two lots westwardly 211.59 feet; thence north 1 deg. 29' 22" east 347.69 feet to the southerly margin of Kings Lane; thence with same eastwardly 148 feet to the beginning of a curve; thence around said curve with a radius of 25 feet southeastwardly 39.27 feet to the westerly margin of said Kings Court; thence with same southwardly 219 feet to the beginning.

BEING the same property conveyed to Mabel B. Crooks by deed from Kings Property Company, a partnership, and Henry Hudson, Individually, of record in Book 4153, page 873, Register's Office for Davidson County, Tennessee. The said Mabel B. Crooks, also known as Mabel Bell Crooks Boddie, having died testate on August 30, 1987, her probated will being of record in Will Book 162, page 606, said Register's Office, leaving a life interest in said property to her husband, Charles E. Boddie, who survived her, and upon his death said property to be devised to her two daughters, Shauree Crooks and Camara Crooks, equally, in fee simple.

This conveyance is made subject to restrictive covenants contained in an instrument executed by Kings Property Company, a partnership, not dated, filed September 20, 1966, and recorded in Book 4059, page 174, Register's Office for Davidson County, Tennessee.

Also subject to an Easement for public utilities and drainage easement along westerly line of premises, anchor easement at northwest and southeast corner of premises, overhang easement along easterly line of premises, 130 foot building setback line from Kings Lane, 90 foot building setback line from Kings Court and conditions of owners certificate, as shown on plan of record in Book 3700, page 86, Register's Office for Davidson County, Tennessee, along with any other easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is unimproved property known as: Lot 1, Royal Crest Subdivision, Nashville, Tennessee 37218

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein and for the 1995 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and assigns, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 31st day of August, 1995.

CHARLES E. BODDIE

SHAUREE CROOKS

CAMARA CROOKS

9628 09/01 0101 03CHECK 114.45

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Charles E. Boddie, a widower, Shauree Crooks, an unmarried person, and Camara Crooks, an unmarried person, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 31st day of August, 1995.

NOTARY PUBLIC

My Commission Expires: September 15, 1998

GLENN S. MACBETH NOTARY PUBLIC AT LARGE RUTHERFORD CO.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $28,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

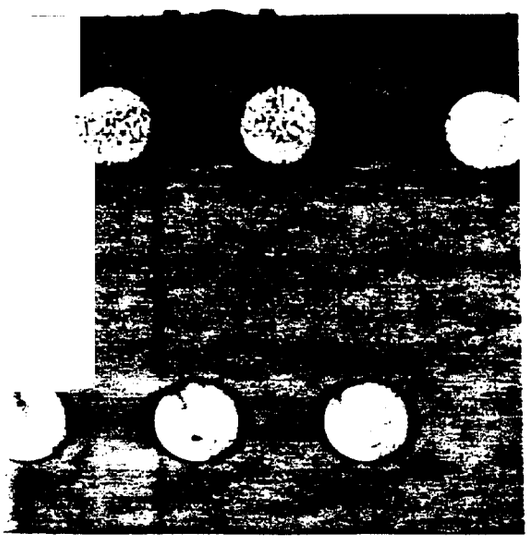
Affiant

Subscribed and sworn to before me this 31st day of August, 1995.

NOTARY PUBLIC

My Commission Expires: September 15, 1998

GLENN S. MACBETH NOTARY PUBLIC AT LARGE RUTHERFORD CO.



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

RECEIVED OF _____

FOR _____

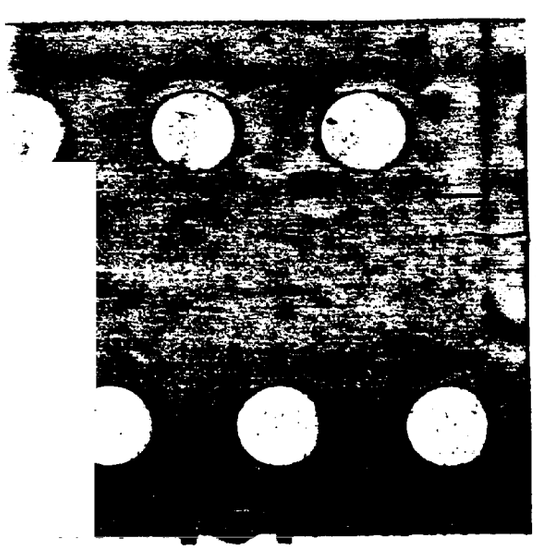
BOOK 9782 PG 151

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	28500.00
CON TX	105.45
PRFEE	1.00
MDEED	8.00
TOTAL	114.45
CHECK	114.45

09/01/95 01 13:26 0001 9628



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0096126
IDENTIF. & REFERENCE

95 SEP -1 PM 1:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.948535