BOOK 9949 PG 877

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF November, 1995.

Notary Public

MY COMMISSION EXPIRES: Nov. 8, 1998

(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
James L. Smith, Attorney, 315 West Main St., Hendersonville, TN 37075
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Leo Crane, Jr. et ux (NAME)	Same (NAME)	52-9
1007 Falls Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	23
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, J.F. CRANE and wife, BETTY FAULKNER CASON CRANE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID LEO CRANE, JR. and wife, BRANDY C. CRANE

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 ATTACHED EXHIBIT "A"

IDENTIFICATION REFERENCE

96 FEB 16 AM 10:23
FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

This is { } unimproved { X } improved property, known as 1007 Falls Ave., Madison, TN 37115
(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 30th day of November, 1995

John Frederick Crane (Being the same person as J.F. Crane)

Betty Faulkner Crane (Being the same person as Betty Faulkner Cason Crane)

STATE OF TENNESSEE
~~Davidson~~ County
Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Frederick Crane and Betty Faulkner Crane

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at HENDERSONVILLE, Tennessee, this 30th day of November 1995

Commission expires 11-8-1998

James L. Smith
Notary Public

JAMES L. SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM
John Frederick Crane and
Betty Faulkner Crane

TO
David Leo Crane, Jr. and
Brandy C. Crane

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Montague Falls Annex, of record in Book 421, Page 192, Register's Office for said County, and described as follows:

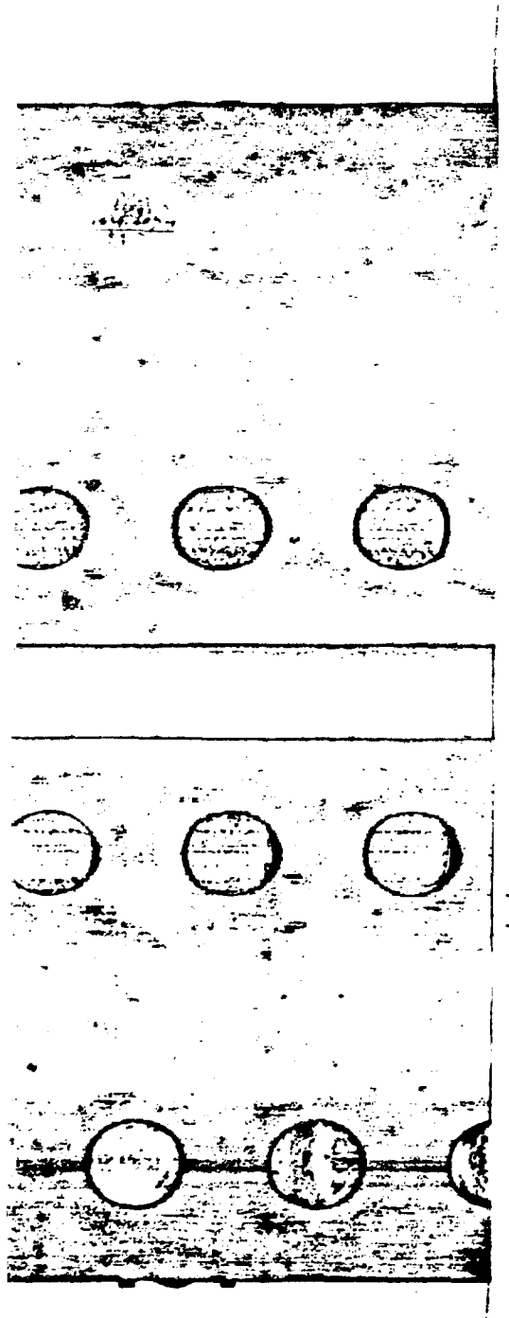
BEGINNING at a point in the easterly margin of a private drive, sometimes called Falls Avenue, at the corner of Lots Nos. 5 and 6; thence with the line between said lots, southeasterly to the low water mark of the Cumberland River, as shown on said plan; thence with the low water mark of said River, northeasterly 25 feet to the corner of the U.S. Government property shown on said plan; thence with the line of the same northwesterly 75 feet, more or less to a point, being the northerly line of Lot No. 6; thence along the northerly line of Lot 6, northwesterly 320 feet more or less to the easterly margin of said Avenue; thence with the margin of the same, southwesterly 60 feet to the point of beginning.

Being the same property conveyed to J.F. Crane and wife, Betty Faulkner Cason Crane, by deed of record in Book 5729, Page 32, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to Easement granted the United States of America, set out and described in Civil Action No. 1830, in and for the Middle District of Tennessee, as evidenced by certified copy of Judgment on Declaration of Taking, of record in Book 2271, Page 285, Register's Office.

The above property is conveyed subject J. Fritz Crane's right of first refusal to purchase this property in the event the buyers decide to sell this property. J. Fritz Crane will have the right of repurchase the property for the same amount which the buyers have negotiated to sell the property, and J. Fritz Crane will have ten days to exercise his option to repurchase after being given written notice of the buyers intent to sell the property. If the buyers sell this property or move from the property, J. Fritz Crane reserves the right to remove all boxwood shrubs located on the property.

2715 0101 03CHECK 301.61



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

RECEIVED OF _____

FOR _____

BOOK 9949 PG 880

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 78000.00	
			CON TX 288.60	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 301.60	
			CHECK 301.60	
02/16/96	01		10:30 0001 8702	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0151051
IDENTIF. ↑ REFERENCE

96 FEB 16 AM 10:18
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 1006885