BOOK 9955 PG 564

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

James D. Craig
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February, 1996.

Diane L. Gregory
Notary Public

MY COMMISSION EXPIRES: 5/23/98
(AFFIX SEAL)

Return To:

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY-AT-LAW
Greater Nashville Title & Closing Company 223 Madison St., S. 102 Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES D. CRAIG et al	SAME AS NEW OWNER	Map 23
(NAME)	(NAME)	
631 Paradise Ridge Trail		Parcels 6; 7
(ADDRESS)	(ADDRESS)	and 106
Joelton, Tn 37080		
(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~~ I, DIXIE B. MIDGETT, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES D. CRAIG AND WIFE, NANCY EVELYN CRAIG AND SHARON CRAIG THOMPSON AND HUSBAND, STUART THOMPSON, all as Joint Tenants with Rights of Survivorship

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" FOR LEGAL DESCRIPTION

IDENTIFICATION REFERENCE

96 FEB 23 AM 9:34
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

0687 02/23 0101 03CHECK 183.50

~~Unimproved ( )~~
Improved (XX property, known as 2423 Claylick Road, Whites Creek, TN 37189
(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 16th day of February 1996

Dixie B Midgett
Dixie B. Midgett

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 9955 PG 565

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Dixie B. Midgett

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 16th day of February, 1996.

Commission expires 5/23/98

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, a _____ 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

Greater Nashville Title and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

WARRANTY DEED

FROM:
DIXIE B. MIDGETT

TO:
JAMES D. CRAIG, et al

EXHIBIT "A"

Land in Davidson County: A tract of land in the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, described as follows:
Beginning at a beech, dogwood and poplar on the side of a hill, McCarley's north corner; thence south 44 degrees west 68 poles to three hickories on the ridge; thence north 85 degrees west 10 poles to a planted stone on the ridge; thence south 34 degrees west 41 poles to a beech, redbud and dogwood; thence south 12 degrees to a stone planted in a field; thence west 26.8 poles to a small hickory on the ridge near a large poplar; thence north 1-1/2 degrees east 84 poles; thence north 40 degrees east 3 poles to a beech corner; thence north 40 degrees east crossing a branch through a low elm and passing a marked scyamore in the bottom 52 poles to a stake on the opposite hillside, iron rod and elm pointers; thence south 50 degrees east 37.5 poles to a stone and beech pointers; thence south 50 degrees east 20.8 poles to a beech stump east of the spring; thence north 89 degrees east 22 poles to the beginning, containing 41.62 acres, more or less.

Being the same property conveyed to C. H. Midgett and wife, Dixie B. Midgett by deed from W. T. Hunter and wife, Erma Hunter of record in Book 1512, Page 445, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM ARE THE FOLLOWING CONVEYANCES:

FIRST CONVEYANCE:
Land in Davidson County: Beginning at a point in the southwesterly margin of Claylick Road said point being 20 feet from the center of said road which is Elsie L. Hicks' northeast corner; thence southeastwardly with a curved line which is at all points 35 feet northeasterly from the center of proposed Lick Creek Channel change for a distance of 1225 feet more or less to W.W. McCarley's northwest boundary line; thence with said boundary line, south 47 degrees 20 minutes west 442 feet more or less to a point which is 140 feet southwest of center line station 300 + 33 of proposed I-24; thence north 62 degrees 54 minutes 59 seconds west 92 feet more or less; thence north 65 degrees 01 minutes 57 seconds west 205.34 feet to the beginning of a curved line to the right which is at all points 150 feet southwest of said center line; thence with said curved line norhtwest- wardly 920 feet more or less to Hicks southeast boundary line; thence with said boundary line northeastwardly 484 feet more or less to the point of beginning and containing 13.61 acres and being part of the same property vested in C.H. Midgett and wife, Dixie B. Midgett as of record in Book 1512, page 445, Register's Office Davidson County.

Being that property vested in the State of Tennessee by Judgment of record in Book 4588, Page 498, Register's Office for Davidson County, Tennessee.

SECOND CONVEYANCE:
Land in Davidson County, Tennessee, and is more particularly described as follows: Beginning at the point of intersection of the west margin of I-24 and the north boundary of the W.W. McCorley property, thence along the said north margin South 47 degrees 20 minutes West 105 feet more or less to a point, thence Norht 57 degrees 31 minutes 05 seconds west 212.59 feet to a point, thence along a curve right having a radius of 2934 feet northwestwardly for 291.76 feet to a point, thence North 51 degrees 03 minutes 21 seconds West 673.07 feet to a point, thence North 34 degrees 58 minutes 03 seconds East 90.0 feet to a point in the said west margin of I-24, thence along the said west margin southeastwardly 1210 feet more or less to the point of beginning and containing 2.72 acres and being part of the property vested in C.H. Midgett and wife, Dixie B. Midgett, of record in Book 1512, page 455, Register's Office for Davidson County, Tennessee.

Being the same property vested in the State of Tennessee by Judgment of record in Book 4873, Page 378, Register's Office for Davidson County, Tennessee.

THIRD CONVEYANCE:
Land in Davidson County, Tennessee, being Tract No. 1 of the C.H. Midgett et ux property as of record in Book 1512, page 445, Register's Office for Davidson County, Tennessee, described as follows: BEGINNING at a point in the westerly line of Claylick Court at the northeast corner of the herein desribed property, thence along the westerly margin of Claylick Court in a southeasterly direction for 1188.49 feet to a point, thence leaving said right of way south 42 degrees, 00' West for 285.00 feet to a point, thence north 85

Continued

degrees 00' West for 165.00 feet to a point, thence south 34 degrees 00' west for 252.50 feet to a point, thence North 45 degrees 25' West for 639.25 feet to a point, this being the northwest corner of this tract, thence north 00 degrees 40' 54" west for 695.15 feet to the point of beginning and containing 7.12 acres, more or less and also includes in this tract a 50 foot right of way for ingress and egress along the northwest line of this property to the line of tract No. 2.

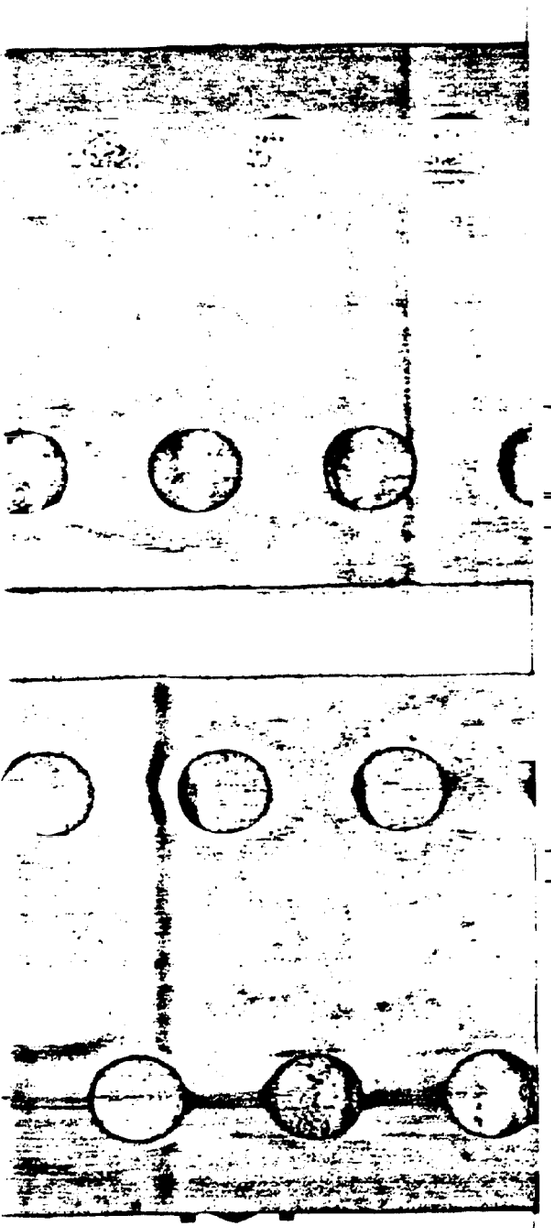
Being the same property conveyed to Gary Hugh Midgett and wife, Sherry Midgett by deed from C. H. Midgett and wife, Dixie H. Midgett of record in Book 5780, Page 486, Register's Office for Davidson County, Tennessee.

FOURTH CONVEYANCE:
Land in Davidson County, Tennessee, beginning at a point S 00 degrees 40' 54" West and 695.15 feet from the northeast corner of Tract #1, thence along the westerly line of Tract #1, South 45 degrees 25' East from 639. 25' to a point the S.E. corner of Tract #1. Thence South 34 degrees 00' West for 424.00 feet to a point. Thence South 12 degrees 00' West for 219.00 feet to a point. Thence North 55 degrees 00' West for 442.2 feet to a point. Thence North 1 degree 30' East for 1056.00 feet to a point. Thence South 51 degrees 03' 21" East for 357.60 feet to the point of beginning, containing 10.77 + acres.

Being the same property conveyed to Elsie Hicks by deed from C. H. Midgett and wife, Dixie H. Midgett of record in Book 6854, Page 185, Register's Office for Davidson County, Tennessee.

FIFTH CONVEYANCE
Land in 10th Civil District of Davidson County, Tennessee, property of C.H. Midgett according to a survey by Southern Land and Associates, Inc. of Nashville, dated May 16, 1980, described as follows:
Beginning at an iron pin located South 43 degrees 08' 33" West 45 feet from a monument marking this junction at the end of an access road and the right-of-way of I-24 at approximate station 288+77; thence with said access road South 43 degress 08' 33" West 45.00 feet to a monument; thence South 51 degrees 03' 21" East 180 feet to an iron pin; thence South 00 degrees 40' 54" West 695.15 feet to an iron pin; thence North 51 degrees 03' 21" West 357.68 feet to an iron pin; thence North 10 degrees 09' 08" East 330.00 feet to an iron pin; thence North 48 degrees 06' 36" West 307.77 feet to an iron pin; thence North 53 degrees 25' 47" East 305.70 feet to an iron pin; thence South 46 degrees 51' 27" East 140.70 feet to the beginning, containing 5.00 acres, more or less.

Being the same property conveyed to George R. Fuqua and wife, Patricia A. Fuqua by deed from C. H. Midgett and wife, Dixie H. Midgett of record in Book 6941, Page 930, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9955 PG 568

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 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 16.00
TOTAL 183.50
CHECK 183.50

02/23/96 01 09:36 0001 0687

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0152910
IDENTIF. ↑ REFERENCE

96 FEB 23 AM 9:34
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1008847