Return Box 10 (2)

WARRANTY DEED

BOOK 10183 PG 279

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $860,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10TH DAY OF September, 19 96.

Notary Public

MY COMMISSION EXPIRES: 2/9/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SERVICE TITLE & ESCROW COMPANY, INC.,
4721 TROUSDALE DRIVE, SUITE 216, NASHVILLE, TENNESSEE 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
James D. Crawford, Trustee	SAME	Map 106
1148 Euclid Avenue, Suite 400		Parcel 139
Cleveland, Ohio 44115		

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, CHARLES E. McCABE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES D. CRAWFORD, TRUSTEE

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:

Beginning at an iron rod situated in the southerly margin of Elm Hill Pike, said point being the northeast corner of the Cache Creek Development Company property of record in Book 7252, page 555, R.O.D.C., TN., said point also being the northwest corner of the hereon described tract of land;

Thence, along said road, along a curve to the left, having a central angle of 06 deg. 18'21", a radius of 1040.00 feet, a tangent of 57.29 feet, a length of 114.46 feet and having a chord which bears N 79 deg. 41'07" E, a distance of 114.40 feet to an iron rod;
Thence, along said road, N 76 deg. 32'00" E, a distance of 157.90 feet to an iron rod;
Thence, leaving said road, S 13 deg. 28'00" E, a distance of 139.05 feet to an iron rod;
Thence, S 39 deg. 01'00" W, a distance of 348.08 feet to an iron rod;
Thence, N 13 deg. 28'04" W, a distance of 354.27 feet to the point of beginning and containing 66,505.82 square feet or 1.527 acres of land more or less.

Being the same property conveyed to Charles Edward McCabe, by deed from Robert J. Baltz, Jr., and wife, Mary Katherine Baltz; Douglas M. Baltz and wife, Reba Carman Baltz; Frank J. Baltz and wife, Francis Ann Baltz; Dennis L. Baltz and wife, Marie Therese Baltz; and John P. Baltz and wife, Joyce Marie Baltz, of record in Book 5267, page 522, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
See Exhibit A attached hereto and incorporated by reference herein.

THIS IS IMPROVED (X) UNIMPROVED ( ) PROPERTY KNOWN AS:
1525 Elm Hill Pike, Nashville, Tennessee 37210
(HOUSE NUMBER) (STREET) (CITY) (STATE) (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 the 10th day of September, 19 96.

Charles Edward McCabe
Charles Edward McCabe

BOOK 10133 PG 250

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Charles Edward McCabe, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this the 10th day of September, 19 96.

NOTARY PUBLIC

My Commission Expires: 2/9/98

0224196
IDENTIF. ↑ REFERENCE

96 SEP 11 PM 3:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10133 PG 281

EXHIBIT A

(1) Metropolitan-Davidson County taxes for 1996, a lien but not yet due and payable.

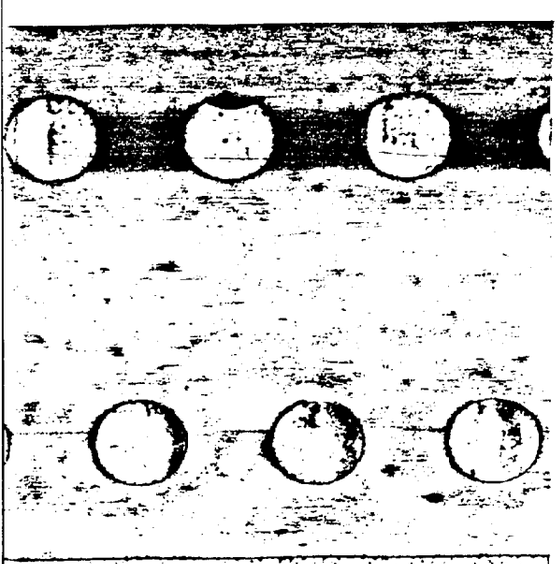
(2) An Ingress and Egress Easement and a License of record in Book 10188, page 271, Register's Office for Davidson County, Tennessee.

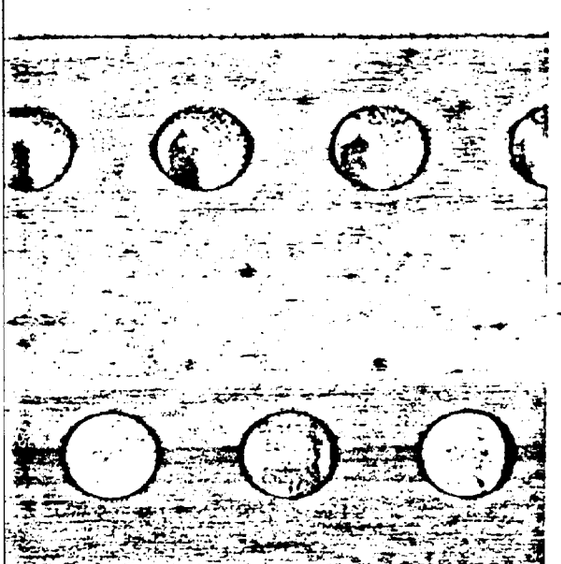
(3) An easement for telephone lines of record in Book 1066, page 395, Register's Office for Davidson County, Tennessee.

(4) An easement for sanitary sewer of record in Book 1509, page 394, Register's Office for Davidson County, Tennessee.

(5) An easement for telephone lines of record in Book 3074, page 527, Register's Office for Davidson County, Tennessee.

7354 09/11 0101 03CHECK 3195.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10138 PG 282

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
				960000.00
				CON TX 3182.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 3195.00
				CHECK 3195.00
			09/11/96 01	15:56 0001 7354

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02241 96
IDENTIF. ↑ REFERENCE

96 SEP 11 PM 3:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1029817