0226382

IDENTIF. # REFERENCE

PICK-UP

96 SEP 17 PM 4:24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
LARRY R. WILLIAMS, ATTORNEY
Post Office Box 190632
Nashville, Tennessee 37219-0632

WARRANTY DEED

ADDRESS NEW OWNER AS:	PARTY RESPONSIBLE FOR TAXES:	MAP-PARCEL NO.
CONSUMER CREDIT COUNSELLING SERVICE OF MIDDLE TENNESSEE d/b/a the assumed corporate name of CONSUMER CREDIT COUNSELLING SERVICE OF METROPOLITAN NASHVILLE, INC. 3931 Gallatin Road Nashville, TN 37216	**Same**	61-15-60

BOOK 10194 PG 296

FOR AND IN CONSIDERATION of **Ten Dollars ($10.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **GEORGE F. CRANOR and wife, NANCY CRANOR**, (herein "Grantors") do hereby transfer and convey unto **CONSUMER CREDIT COUNSELLING SERVICE OF MIDDLE TENNESSEE d/b/a the assumed corporate name of CONSUMER CREDIT COUNSELLING SERVICE OF METROPOLITAN NASHVILLE, INC.** (herein "Grantee"), their heirs and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being the easterly part of Lot No. 18 on the Map of Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for Davidson County, and described according to a survey thereof, made by Z.J. Wilkinson, Surveyor dated August 12, 1960 as follows:
>
> BEGINNING at an iron pin at the back edge of a sidewalk the southwest corner of McIver Street in Gallatin Pike, as now widened and located: thence with margin of Gallatin Pike, South 22 degrees West 99.82 feet to an iron pin at the corner of Lots Nos. 17 and 18; thence with the line between said lots along a fence, and tree row, North 68 degrees 10' West 176 feet to an iron pin in the fence, being the southeast corner of the land that was conveyed to W.H. Reeves, et ux, by deed of record in Book 1583, page 456, said Register's Office; thence along Reeves East line, North 22 degrees 20' East 94.42 feet to an iron pin, the South margin of McIver Street; thence with the margin of said Street, South 70 degrees 35' East 175.6 feet to the point of beginning.
>
> BEING the same property conveyed to George F. Cranor and wife Nancy Cranor, by deed from Durham Enterprises, Inc., of record in Book 6800, page 492, Register's Office for Davidson County, Tennessee.

This is improved real property known as **3931 Gallatin Road, Nashville, TN 37216**.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said **CONSUMER CREDIT COUNSELLING SERVICE OF MIDDLE TENNESSEE d/b/a the assumed corporate name of CONSUMER CREDIT COUNSELLING SERVICE OF METROPOLITAN NASHVILLE, INC.**, their heirs and assigns forever.

The undersigned covenant with the said **CONSUMER CREDIT COUNSELLING SERVICE OF MIDDLE TENNESSEE d/b/a the assumed corporate name of CONSUMER CREDIT COUNSELLING SERVICE OF METROPOLITAN NASHVILLE, INC.**, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except:

1. Real property taxes for 1996 prorated to date of closing and assumed by the Grantee.

2. Subject to all matters shown on the Plan of record in Plat Book 421, page 174, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 4319, page 888, Register's Office for Davidson County, Tennessee.

Except as set forth above, the undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said **CONSUMER CREDIT COUNSELLING SERVICE OF MIDDLE TENNESSEE d/b/a the assumed corporate name of CONSUMER CREDIT COUNSELLING SERVICE OF METROPOLITAN NASHVILLE, INC.**, their heirs and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 16th day of September, 1996.

GEORGE F. CRANOR

NANCY CRANOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Melissa F McCann, a Notary Public in and for said State and County, the within named **GEORGE F. CRANOR and wife, NANCY CRANOR**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of September, 1996.

Melissa F McCann
Notary Public

My Commission Expires: 1/20/99

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $350,000.00.

George Cranor
AFFIANT

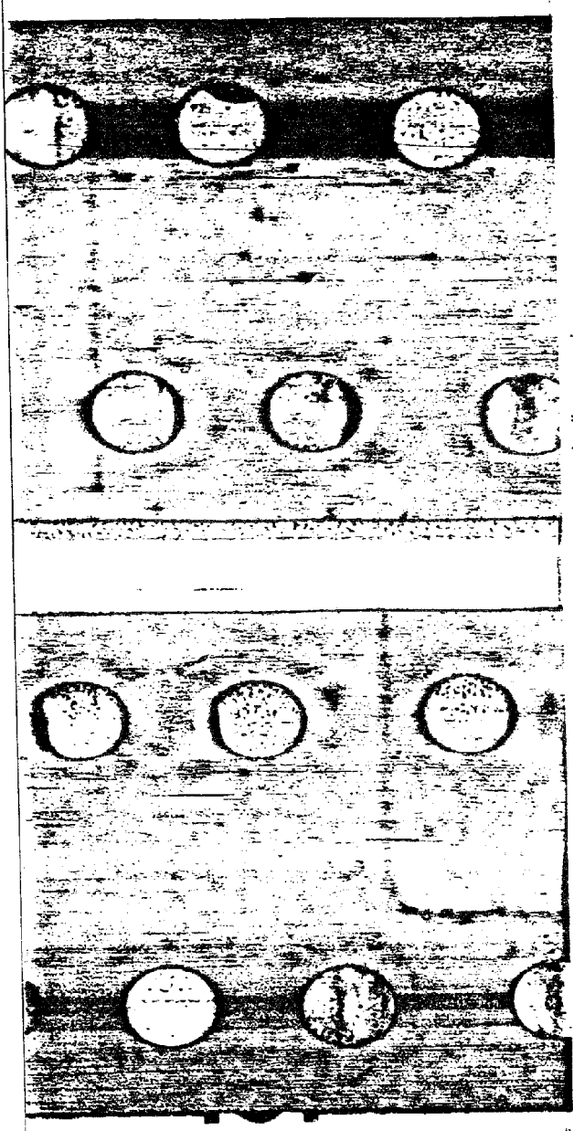
Sworn to and subscribed before me,
this 17th day of September, 1996.

Melissa F McCann
Notary Public

My Commission Expires: 1/20/99

File No. 1492

9686 09/17 0101 03CHECK 1308.00



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

RECEIVED OF _____

FOR _____

BOOK 10194 PG 299

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 350000.00
				CON TX 1295.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 1308.00
				CHECK 1308.00
09/17/96	01			16:26 0001 9686

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0226382
IDENTIF. # REFERENCE

96 SEP 17 PM 4:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1032121