Realty 42A

WARRANTY DEED

BOOK 11151 PAGE 735

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF October 19 98

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attys., 408 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerda P. Crawford (NAME)	New South Federal Savings Bank (NAME)	126 110
4500 Heath Road (ADDRESS)	1900 Crestwood Boulevard (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Birmingham, AL 35283-0180 (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, Karen Bruton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerda P. Crawford and Samuel S. Hook, as tenants in common with the right 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:

Land in Davidson County, State of Tennessee.

Beginning at a point on the northern edge of the payment of Highway 70 in the center of a culvert under the said highway, the same being the original southwest corner of the James H. Stein property on the north side of Highway 70, and the southeast corner of the Wade Travis property; thence, N 76 degrees E (measured along the northern edge of the pavement of Highway 70) 1157.0 feet to a nail in the edge of the pavement; thence, N 16 degrees 15' W 33 feet to a point in the north edge of the right of way of Highway 70, this being the southwest corner of the Paul D. Butler property; thence, N 76 degrees E 331 feet along the southern boundary of the Butler property and along the northern boundary of the Highway right of way to a point which is the southeast corner of the Butler property; thence, along the northerly margin of the Highway right of way as follows: N 80 degrees E 176 feet to a point; N 86 degrees 30' E 164 feet to a point; thence, S 82 degrees E 164 feet to a point in the north margin of the Highway 70 right of way, this being the true point of beginning of the tract of land hereinafter described.

Thence, leaving said point of beginning N 10 degrees 17' E 347.87 feet to an iron pin; thence, N 62 degrees W 250 feet to an iron pin in the southerly margin of a 50 foot wide strip of land heretofore conveyed to Jerry D. Heath, et ux, for roadway purposes; thence, along the south margin of said 50 foot tract for the following calls: N 32 degrees E 100 feet to a point; N 47 degrees E 200 feet to a point; N 33 degrees E 200 feet to an iron pin; thence leaving the southerly margin of the aforesaid 50 foot roadway, S 60 degrees E 175 feet to an iron pin; thence, S 0 degrees 57' W 866.29 feet to a point in the northerly margin of the right of way of Highway 70; thence, along said

CONTINUED

This is unimproved ( ) improved (X) property, known as 4500 Heath Road, Nashville, TN 37221 (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 9th day of October 19 98

Karen Bruton

Karen Bruton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Bruton

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 Brentwood, Tennessee, this 9th day of October 19 98.

Commission expires January 29, 2000

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 1-29-2000

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, and 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

2059 10/09 0101 03CHECK 1287.50

LEGAL DESCRIPTION CONTINUATION

northerly right of way boundary N 70 degrees W 302 feet to the point of beginning containing 5.80 acres, more or less.

This description is the same used in the previous deed of record.

Being the same property conveyed to Karen Bruton by deed from John T. Cook, Trustee, of record in Book 8519, Page 86, Register's Office for Davidson County, TN.

Subject to Restrictive Covenants in Book 5393, Page 899 and Book 5610, Page 724, said Register's Office.

98 OCT -9 PM 3:45
BILL BARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0498491

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

RECEIVED OF _____

FOR _____

BOOK 11151 PAGE 737

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 345000.00
CON TX 1276.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1287.50
CHECK 1287.50

10/09/98 01 15:47 0001 2059

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0498491
IDENTIF. # REFERENCE

98 OCT -9 PM 3:45

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1357305