BOOK 11226 PAGE 658

PREPARED BY AND RETURN TO:

Lender's Title & Escrow LLC
783 Old Hickory Blvd. Suite 103/East
Brentwood, TN 37027
Ph. (615) 376-2261 Fax (615) 376-2265

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Angelia D. Otey Nashville, TN 37218 98-1-365	Angelia D. Otey

TAX MAP - PARCEL NUMBERS: 13-78-22.00

WARRANTY DEED

THIS DEED, made and entered into this the 13th day of November, 1998, by and between PEARL J. CRADDOCK and wife, TED J. CRADDOCK, hereinafter known as the **GRANTOR**, and ANGELIA D. OTEY, hereinafter known as the **GRANTEE**;

Witnesseth:

THAT FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00)**, cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the **GRANTOR** has bargained and sold and does hereby grant and convey unto the **GRANTEE,** their heirs and assigns, with covenants of general warranty of title, the following described property located in Davidson County, Tennessee:

LAND in the 13th Civil District of Davidson County, Tennessee, described according to a survey performed by Hickerson and Hickerson, Engineers, August 18, 1964, as follows: **BEGINNING AT A POINT** on the easterly margin of Old Hickory Boulevard, said point being 1749 feet south from a point in the southern boundary line of the property conveyed to Joe W. Collier et al, of record in Book 3571, Page 89, Register's Office for Davidson County, Tennessee; thence north 54 deg. 30' east 1445.5 feet; thence south 28 deg. 30' east 280 feet; thence south 61 deg. 30' west 1450.6 feet to the easterly margin of Old Hickory Boulevard; thence with the same north 28 deg. 05' west 100 feet to the beginning.

BEING THE SAME PROPERTY CONVEYED to Pearl J. Craddock and Ted J. Craddock , both unmarried, by Deed of record in Book 10356, page 664, said Register's Office.

This is unimproved property known as: 6.3 Acres On Old Hickory Blvd., Nashville, TN 37218

TO HAVE AND TO HOLD unto the **GRANTEE**, their heirs and assigns, forever. **AND GRANTOR,** for themselves, their heirs and assigns, do further covenant that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to convey the same; that said property is free and clear of any encumbrance, except as herein stated; that they will execute such further assurances of title as may be reasonably required, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

It is expressly agreed by the parties herein that all taxes for the year ending 1998 are a lien against the property herein conveyed, currently due and payable and being paid by Grantors herein as part of this conveyance.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS OUR HANDS on this day and year first above written.

Grantors:

PEARL J. CRADDOCK

TED J. CRADDOCK

STATE OF TENNESSEE

SS:

COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, PEARL J. CRADDOCK and TED J. CRADDOCK, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 13th day of November, 1998.

My commission expires:
3/17/2002

Notary Public (Seal)

EVE C. SCHROEDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE

SS:

COUNTY OF DAVIDSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $29,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS MY HAND AND OFFICIAL SEAL, this the 13th day of November, 1998.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 13th day of November, 1998.

My commission expires:
3/17/2002

Notary Public

EVE C. SCHROEDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

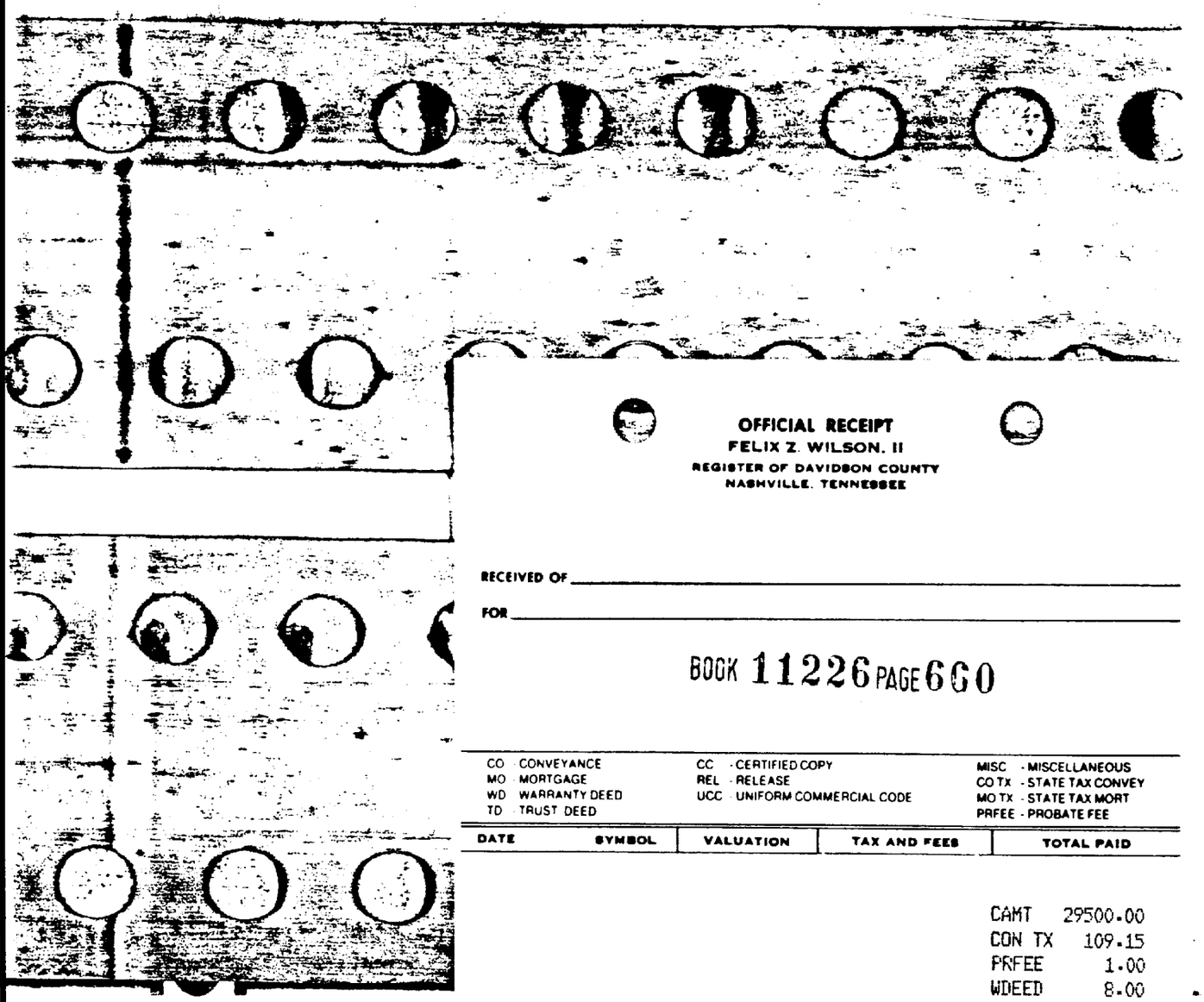
98 DEC -1 PM 12:47

REGISTER'S OFFICE DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0518423

3290 12/01 0101 03CHECK 120.15



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

RECEIVED OF _____

FOR _____

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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 29500.00
CON TX 109.15
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 120.15
CHECK 120.15

12/01/98 01 12:47 0001 3290

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0518423
IDENTIFICATION REFERENCE

98 DEC -1 PM 12:47
REGISTER
DAVIDSON COUNTY, TN.

No. 127929