This instrument prepared by:
Dennis Clifton Wr_ght, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

WARRANTY DEED

Address new owner as:
Carl Crosslin, et al
317 Scalf Drive
Madison, Tennessee 37115

Send tax bills to:
Same

Map-Parcel
Map 43-6
Par 241

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Mrs. B.M. Hoadley, unmarried, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to Carl Crosslin and wife, Hilcie Crosslin, ("Grantees"), their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being northeast 106 feet by 175 feet of Tract 14, Lot 20, described by survey of Wayne S. Cooper, dated September 21, 1967, as follows:

Beginning at a point in the northeasterly margin of Nix Drive and common corner with C.A. Head at a point 549.2 feet from the intersection of Nix Drive and Roosevelt Avenue; thence N. 86° 50' E. 175 feet to an iron pin; thence S 2° 30' E. 106 feet to iron pin, same being corner of Dunkin property and property retained by T.M. Watts; thence S 86° 50' W. 175 feet to an iron pin and margin of Nix Drive; thence with the margin of Nix Drive 2° 30' W. 106 feet to the point of beginning.

Being the same property conveyed to Mrs. B.M. Hoadley, unmarried, by deed from Jack J. White and wife, Ola E. White, of record in Book 4686, page 802, Register's Office for Davidson County, Tennessee.

This is unimproved property located on Nix Drive, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees their heirs and assigns, forever.

And I, the Grantor, covenant with the Grantees that I am lawfully seized and possessed of said land in fee simple; that I have a good right to convey it, and that the same is unencumbered, except for taxes for the year 1999 which have been prorated and the payment thereof assumed by Grantees. This conveyance is also made subject to all restrictions and other matters.

And I, the Grantor, further covenant and bind myself, my heirs and representatives, to warrant and forever defend

the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 19th day of January, 1999.

Mrs B M Hoadley

MRS. B.M. HOADLEY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mrs. B.M. Hoadley, the within named 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, at office, this 19th day of January, 1999.

Linda F Harris

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:

May 28, 2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $3,000.00.

AFFIANT

Subscribed and sworn to before me, this 25 day of January, 1999.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 27, 1999

My commission expires:

_____

PICK-UP

99 JAN 27 AM 9:11

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

05413375

01/27 0101 03CHECK 22.10

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11313 PAGE 80

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	3000.00
CON TX	11.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	22.10
CHECK	22.10

01/27/99 01 09:09 0001 7702

054 | 375

IDENTIF. ↑ REFERENCE

99 JAN 27 AM 9:11

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1417101