WARRANTY DEED

BOOK 11327 PAGE 71

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES Exp. 05/27/2001
(AFFIX SEAL)

JOHN GREGORY HARDEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond F. Crabtree	SAME	MAP 131-4
(NAME)	(NAME)	
4200 Belmont Boulevard		PARCEL 51
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (STATE) (ZIP)	(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 A. Kerce, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raymond F. Crabtree and wife, Ashley M. Crabtree

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, Tennessee being part of Lot No. 24 on the Plan of Geo. W. Blair's Revised Subdivision of Belmont Park Place, of record in Book 421, pages 118 and 119, Register's Office for Davidson County, Tennessee, described partly according to a survey made by W. B. Southgate, Surveyor, July 1929, of record in Book 843, page 5, said Register's Office, as follows:

Beginning in the center of Belmont Boulevard at a point 242 feet 6 inches south of the center line of Shackleford Road, the southwest corner of the property conveyed to T. H. McMillan by deed from William W. Randolph and wife, of record in Book 782, page 232, said Register's Office; thence with the southerly line of said McMillan property eastwardly 164 feet 6 inches to the southeast corner of said McMillan property, continuing in the same direction 110 feet 6 inches, in all 275 feet to the center line of an alley; thence with the center line of said alley, southwardly 96 feet 7 inches to the northeast corner of the property conveyed to John W. Beasley and wife, by deed from M. Ben Hollins and wife, of record in Book 2441, page 585, said Register's Office; thence with the northerly line of said Beasley property westwardly 275 feet to the center line of Belmont Boulevard; thence with same northwardly 96 feet 7 inches to the beginning.

Being the same property conveyed to Karen A. Kerce, unmarried by deed from

CONTINUED

unimproved ( )
This is improved (X) property, known as 4200 Belmont Boulevard, Nashville, Tennessee 37215
(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 29th day of January 19 99

Karen A. Kerce

Karen A. Kerce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen A. Kerce, unmarried

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 Nashville, Tennessee, this 29th day of January 19 99.

Commission expires ____

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

0545139

IDENTIF. ↑ REFERENCE

99 FEB -4 AM 10:23

REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

1705 02/04 0101 03CHECK 1439.50

LEGAL DESCRIPTION CONTINUATION BOOK 11327 PAGE 73

Anne M. Overby, unmarried, of record in Book 10944, page 920, re-recorded in Book 11327, page 68, said Register's Office.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 421, pages 118 and 119, said Register's Office.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11327 PAGE 74

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	
	385000.00
CON TX	1424.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	1439.50
CHECK	1439.50

02/04/99 01 10:21 0001 1705

054139

IDENTIF. & REFERENCE

99 FEB -4 AM 10:23

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1421036