File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

BOOK 11401 PG. 221

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2100 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

#16326

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
MARGUERITE W. CATO (NAME)	NEW OWNER (NAME)	131-1
2323 Castleman Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	86
Nashville, Tennessee 37215 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	7DA44395

FOR AND IN 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, JOHN G. CRAWFORD AND WIFE, REBECCA L. CRAWFORD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARGUERITE W. CATO, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 10 on the Plan of Russwood Heights Subdivision, as of record in Plat Book 2133, page 12, Register's Office for said County, to which plan reference is made for a more complete description.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM IS THE FOLLOWING TRACT OF LAND conveyed in Book 6405, page 383, Register's Office for Davidson County, Tennessee:

Said part of Lot No. 10 begins at an iron pin, said iron pin being in the easterly line of Lot No. 10 and being 294.0 feet from the southerly margin of Castleman Drive; thence S 33 deg. 17 min. 30 sec. E 37.0 feet to a point, said point being the southeasterly corner of said lot; thence S 51 eg. 41 min. 35 sec. W 305.40 feet to a concrete monument, said point being the southwesterly corner of said lot; thence N 1 deg. 21 min. E 125.81 feet to an iron pin in concrete; thence N 0 deg. 24 min. 30 sec. E 50.30 feet to a point, said point being the northwesterly corner of said lot; thence N 78 deg. 27 min. 25 sec. E 220.45 feet to the point of beginning and containing 0.563 acres more or less according to a survey made by Wm. Robert Seigenthaler dated September 20, 1984.

Being the same property conveyed to John G. Crawford and wife, Rebecca L. Crawford by deed from Maurine DeMonbreun and husband, Duncan N. DeMonbreun of record in Book 9202, page 820, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 2133, pages 12 and 13, said Register's Office.

[illegible] 1025.50

unimproved ( )
This is improved (XX property, known as 2323 Castleman Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 23rd day of March, 19 99

John G. Crawford by Mark Evan Diehl
JOHN G. CRAWFORD
BY: MARK EVAN DIEHL, ATTORNEY-IN-FACT
~~BY POWER OF ATTORNEY RECORDED~~
SIMULTANEOUSLY HEREWITH

Rebecca L. Crawford by Mark Evan Diehl
REBECCA L. CRAWFORD
BY: MARK EVAN DIEHL, ATTORNEY-IN-FACT
~~BY POWER OF ATTORNEY RECORDED~~
SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK EVAN DIEHL, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said JOHN G. CRAWFORD AND WIFE, REBECCA L. CRAWFORD and is authorized by the said JOHN G. CRAWFORD AND WIFE, REBECCA L. CRAWFORD to execute this instrument on their behalf.

Witness my hand, at Office, this 23rd day of March, 1999.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON } My Commission Expires SEPT. 23, 2000

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00

Marguerite W. Cato
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF March, 19 99.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Notary Public

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

FROM

JOHN G. CRAWFORD AND WIFE
REBECCA L. CRAWFORD

TO

MARGUERITE W. CATO

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 110 The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

REFERENCE

IDENTIFICATION

056

69865

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF ______________________________

FOR ______________________________

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

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0565989
IDENTIF. & REFERENCE

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[illegible] [illegible] 375[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1442827