WARRANTY DEED

BOOK 11510 PG. 404

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $49,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF June 19 99

Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

L. GREGORY NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY LARGE

Expires MAR 23 2002

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 223 Madison Street, S. 103, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Leo Crane, Sr. (NAME)	Same as New Owner (NAME)	MAP 52-9
1017 Falls Avenue (ADDRESS)	1017 Falls Avenue (ADDRESS)	PARCEL NOS.
Madison, Tn 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	27 AND 28

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, Earl T. Bracey, Jr. and wife, Dianne W. Bracey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Leo Crane, Sr. and wife, Carole B. Crane

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 Lot No. 5 on the Plan of Montague Falls, Chas. U. Coggin's Subdivision of part of Tract No. 18 on the Plan of Montague, as of record in Book 421, Page 166, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 120 feet on the southeasterly side of a private Drive (now called Falls Avenue) and runs back between parallel lines 320 feet to the Cumberland River.

Being the same property conveyed to Earl T. Bracey, Jr. and wife, Dianne W. Bracey by deed from Ann W. Buchanan Hurd and husband, James C. Hurd of record in Book 4505, Page 414, Register's Office for Davidson County, Tennessee.
THIS IS THE SAME PROPERTY IDENTIFIED AS MAP 52-9 PARCELS 27 AND 28 ON THE DAVIDSON COUNTY PROPERTY TAX ASSESSOR'S RECORDS.

99 JUN -3 PM 4:31

ALL TAXES PAID
DAVIDSON COUNTY, TN.
REGISTER

0595318

IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 1017 Falls Avenue, Madison, Tn 37115
(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.

06/03/99 0101 03CHECK 565.63

Witness our hand s this 2nd day of June 19 99

Earl T. Bracey, Jr.

Dianne W. Bracey

BOOK 11510 PG. 405

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 Earl T. Bracey, Jr. and wife, Dianne W. Bracey

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 2nd day of June, 1999.

Commission expires March 23, 2002

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11510 PG. 406

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

0595318

99 JUN -3 PM 4:30

ADDITIONAL REFERENCE

ALL OF THE REGISTER
DAVIDSON COUNTY, TN.

CAMT	149900.00
CON TX	554.63
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	565.63
CHECK	565.63

06/03/99 01 16:34 0001 4890

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1469400