FILE BOX 45

WARRANTY DEED

Instr:200008280084562 Page: 1 OF 2
REC'D FOR REC 08/28/2000 10:54:10AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $542.67

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,667.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August 00.00

Marie Bradford
Notary Public

MY COMMISSION EXPIRES: 1/26/02
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl T. Craig, Jr. (NAME)	Frederick A. McIntire, Jr. and (NAME)	MAP 109
12158 Old Hickory Blvd. (ADDRESS)	5983 Port Anadarko Trail (ADDRESS)	PART OF PARCEL
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Hermitage, TN 37076 (CITY) (STATE) (ZIP)	169 & 170.02

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, Frederick A. McIntire, Jr. and Martha Nell Fitzpatrick and Homer M. McIntire

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl T. Craig, Jr. and wife, Abby N. Craig

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:

A tract of land, being the northerly part of the Heirs of Frederick A. McIntire, Sr., et ux, property situated in the 12th Councilmanic District of Davidson County, Tennessee, and recorded in Deed Book 11704, Page 13, and described according to an unrecorded survey by John D. McCormack, RLS #674, dated March 7, 2000. Said property, at this time, contains a large old log house, garage, graveyard, and an old ingound pool with bath house. Said property is subject to an ingress/egress easement. Property description below:

Beginning at an existing iron rod in the westerly margin of Old Hickory Blvd., said point being the southeast corner of the M.F. Partnership property, as recorded in Deed Book 8803, Page 844. Thence along the westerly margin of Old Hickory Blvd., S 4° 03′ 36" E, a distance of 50.00 feet, thence S 87° 55′ 33" W, a distance of 150.00 feet; thence N. 56° 15′ 24" W, a distance of 250.02 feet; thence S 86° 31′ 35" W, a distance of 668.07 feet; thence N 84° 45′ 38" W, a distance of 548.78 feet to a Corp. of Engineers Marker; thence N 4° 20′ 38" E, a distance of 86.72 feet to a Corp. of Engineers Marker; thence N 30° 28′ 50" E, a distance of 245.48 feet to a point in the Corp. of Engineers Line; thence leaving Corp. of Engineers property N 87° 33′ 31" E, a distance of 418.04 feet to an iron rod in a fence corner; thence S 0° 21′ 10" W, a distance of 315.95 feet to an existing iron rod on the northerly side of existing driveway; thence N 86° 31′ 35" E, a distance of 921.99 feet to an

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unimproved ( )
This is improved (X) property, known as 12158 Old Hickory Blvd., Hermitage, TN 37076
(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 our hand s this 25th day of August, 20 00

Frederick A. McIntire, Jr.

Homer M. McIntire

Martha Nell Fitzpatrick

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 Frederick A. McIntire, Jr. and Martha Nell Fitzpatrick and Homer M. McIntire

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 Nashville, Tennessee, this 25th day of August, 20 00.

Commission expires 1/26/02

Marie Bradford
Notary Public

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 (or proved to me on the basis of satisfactory evidence) 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 _____ 20_____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

existing iron rod, said point being the southeasterly corner of the Anderson A. Clark property as recorded in Deed Book 9370, Page 902; thence S 7° 44' 52" W, a distance of 154.77 feet; thence N 87° 55' 33" E, a distance of 121.46 feet to an existing iron rod in the westerly margin of Old Hickory Blvd., being the point of beginning.

BEING the same property conveyed to Frederick A. McIntire, Sr. and wife, Robbie M. McIntire, for and during their lives, and then to their children, Frederick A. McIntire, Jr., Martha Nell Fitzpatrick, and Homer M. McIntire, by Quitclaim Deed from Frank M. Newman, Trustee, of record in Book 5915, Page 710, Register's Office for said County. The said Frederick A. McIntire and Robbie W. McIntire now deceased. See also deed of record in Book 3221, Page 307, said Register's Office.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and assumed by the Grantees; and (2) Covenant Appurtenant (for driveway) of record in Instrument 200007050066600 and Joint Driveway Agreement of record in Book 5804, Page 971, said Register's Office.