THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDWARR
Recvd: 09/04/01 08:26 2pgs
Fees:13.00 Taxes:950.90
20010904-0094989

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Tommy R. Crague, et ux 2122 Paula Dr. Madison, Tn. 37115	Same as New Owner	Map 34-03 Parcel 1

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, DEBOW FREED and wife, CATHERINE M. FREED, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto TOMMY R. CRAGUE and wife, BARBARA A. CRAGUE, hereinafter referred to as 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 in Metropolitan Nashville, Davidson County, Tennessee, and being Lot No. 2 on the plan of Section Two Addition to Shepherd Hills as of record in Book 3842, page 27, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
>
> BEGINNING at a point on the westerly right-of-way line of Paula Drive being the southeasterly corner of the herein described Lot No. 2 and the northeasterly corner of Section 4 Shepherd Hills as of record in Book 2854, page 100, Register's Office for Davidson County, Tennessee; thence with the common line between the herein described Lot No. 2 and Section 4 Shepherd Hills, North 52 deg. 28' West, 360.04 feet to a point, common corner of Lots 2 and 3 of above noted plan of Section Two Addition to Shepherd Hills; thence with the common line of Lots 2 and 3, North 37 deg. 45' East, 321.63 feet to a point, common corner of Lots 2 and 3 and in the southerly line of L.A. Newman property; thence with the southerly line of Newman, South 52 deg. 13' East, 312.42 feet to a point on the westerly right-of-way line of Paula Drive; thence with the westerly right-of-way line of Paula Drive, South 20 deg. 37' 30" West, 68.40 feet to a point at the beginning of a curve; thence with said curve to the right (radius 600 feet) southwestwardly a distance of 172.35 feet; thence continuing with the southerly right-of-way line of Paula Drive, South 37 deg. 05' West 84.96 feet to the point of beginning and containing 2.565 acres.
>
> BEING the same property conveyed to DeBow Freed and wife, Catherine M. Freed by deed of record in Book 8718, page 756, Register's Office for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The current mailing address for the said property is 2122 Paula Drive, Madison, TN 37115.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2001, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the Plan of record in 3842, page 27, said Register's Office.

3. Subject to Restrictive Covenants of record in Book 1169, page 198, said Register's Office.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

DEBOW FREED

CATHERINE M. FREED

"GRANTEES"

TOMMY R. CRAGUE

BARBARA A. CRAGUE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBOW FREED and wife, CATHERINE M. FREED, and TOMMY R. CRAGUE and wife, BARBARA A. CRAGUE, 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, at office, this the 30th day of August, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $257,000.00.

Affiant

Sworn to and subscribed before me, this the 30th day of August, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001