Davidson County DEEDWARR
Recvd: 02/17/04 10:14 2pgs
Fees:13.00 Taxes:333.00

20040217-0017876

WARRANTY DEED

B-TO-04-7160

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

Subscribed and sworn to before me this 11th DAY OF February, 2004

Notary Public

MY COMMISSION EXPIRES: 5/3/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RUDY TITLE & ESCROW, LLC.
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Paul McRedmond	7160 Highway 100 (NAME)	
7160 Highway 100 (ADDRESS)	Paul McRedmond (ADDRESS)	143-16.00
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Nashville TN 37221 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ANITA CRAWFORD, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PAUL MCREDMOND, UMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W.C. Lambert, dated April 28, 1962, as follows:

BEGINNING at an iron pin in the westerly right of way line of the N.C. & St. L. Railroad at the northeast corner of the property conveyed to James L. Binkley, by deed from James Banks Binkley and wife, as of record in Book 2334, Page 616; thence with said Railroad right of way North 24 deg. 30' East 158 feet to an iron pin; thence leaving said Railroad, along the line of the Weimer property, and along a fence, North 67 deg. 30' West 262 feet to an iron pin and corner post in said Weimer's line; thence continuing with Weimer's property and along a fence, South 34 deg. 30' West 155 feet to an iron pin and corner post; thence along the northerly line of the W.W. Owen's property and along a fence, South 56 deg. East 135 feet to an iron pin, James Lee Binkley's corner; thence along said Binkley's line as follows: North 343 deg. 30' East 41 feet to an iron pin and square post near a branch; thence South 60 deg. East along a white fence, 149 feet to an iron pin at the point of beginning, containing 1 acre more or less. Together with the right of way, contained in the deed from Melvina Tarkington, to R.V. Tarkington and wife, dated Dec. 21, 1931, filed for record Jan. 12, 1932, in Book 892, Page 283, Register's Office as follows:

Reserving nevertheless as to the said bargainor, her heirs and assigns, owner for the time being of all or any part of the said parcel of land herein before designated as the Angeline Binkley Property, and to all persons going to and from any part of the same, a perpetual right if way in common with said purchasers, their heirs and assigns, at all times for all purposes, with or without vehicle and animals, over and along a strip of land 16 feet wide on the said parcel hereby conveyed, next, easterly and adjoining and running parallel with said N.C. & St. L. Railroad right of way, (subject to a fair proportion of the expense of maintaining the said right of way in repair), said right of way being used in connection with premises as a means of Ingress and Egress.

Being the same property conveyed to Anita Crawford from Anita Crawford, Personal Representative of the Estate of James Buford Richardson, (Docket #97P-698), by Executrix's Quitclaim Deed dated June 18, 2001 and filed for record on July 12, 2001 in Instrument Number 20010712-0074262, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Easements of record in Book 892, Page 283, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7160 Highway 100, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 11th day of February, 2004.

Anita C. Crawford
Anita Crawford

John R Crawford
John R. Crawford

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF Tennessee

COUNTY OF Davidson

I, Laura Shoun, a Notary Public of the County and State first above written, do hereby certify that Anita Crawford and John R. Crawford personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 11th day of February, 2004.

Notary Public

My Commission Expires: 5/3/04

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903