BILL GARRETT, Davidson County
Trans:T20090062889 DEEDQC
Recvd: 09/14/09 15:38 3 pgs
Fees:18.00 Taxes:44.40
20090914-0085862

This Instrument Prepared by:
Kate Dyer, Attorney at Law
P.O. Box 782
Pleasant View, TN 37146

FROM INFORMATION PROVIDED BY THE PARTIES

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Thomas C. Craven	Thomas C. Craven	Map No.: 072-06
675 Brick Church Lane	675 Brick Church Lane	Parcel No.: 237.00
Whites Creek, TN 37189-9185	Whites Creek, TN 37189-9185	

THIS QUITCLAIM DEED made this 26th day of August, 2009, between DAVID LEO CRANE, and his sister, LINDA LOU CRANE, as Tenants in Common, First Party, and THOMAS C. CRAVEN and his wife, HELEN CRAVEN, Second Party.

WITNESSETH

THAT SAID FIRST PARTY, for and in consideration of the sum of One and No/100 ($1.00) Dollars, and other good and valuable consideration, to them in hand paid by said Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUITCLAIMED, and do by these presents sell, remise, release and QUITCLAIM unto Second Party, all of First Party's right, title and interest in and to the following described premises, to wit:

TRACT I

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Inglewood Hardware Subdivision, of record in Book 7900, Page 378, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to David Leo Crane, by Quitclaim Deed from J. F. Crane, of record by Instrument 200007120069078 Register's Office for Davidson County, Tennessee, and being the same property conveyed by Trustee's Deed from Sam J. McAllester, III, Substitute Trustee, of record in Book 8304, Page 312, Register's Office for Davidson County, Tennessee.

The said J. F. Crane being one and the same person as John Frederick Crane.

TRACT II

LAND in Davidson County, Tennessee, being a part of Lots Nos. 8, 9, 25 and 26 on the Plan of Kenmore Place, as of record in Book 332, Pages 32 and 33, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by Phillip E. Holmes, Jr., RLS, dated March 9, 2000, as follows:

BEING the southerly one half of Alley No. 1116 which was closed by Ordinance No. BL2000-253 and being more particularly described as follows: BEGINNING at the southeasterly corner of said alley at the westerly margin of the CSX transportation right-of-way; thence, North 85 degrees 30 minutes 12 seconds West, 333.87 feet to a point; thence, North 30 degrees 32 minutes 00 seconds East, 8.35 feet to a point; thence, South 85 degrees 30 minutes 12 seconds East, 329.67 feet to a point; thence, South 00 degrees 24 minutes 00 seconds East, 7.52 feet to the point of BEGINNING, containing 0.06 acres, more or less.

Being the same property conveyed to David Leo Crane and Linda Lou Crane by Quitclaim Deed from Robert Lee Moore of record by Instrument 20001102-0108695, Register Office for Davidson County, Tennessee, and being the same property conveyed by Deed from M.E. Moore, of record in Book 5301, Page 8, and by Deed From Elizabeth Tanner Moore, of record in Book 7362, Page 155, Registers Office for Davidson County, Tennessee, as a result of the closing of Alley 1116 by Ordinance No. BL2000-253, Metropolitan Government of Nashville and Davidson County, Tennessee.

This is improved commercial property having common address known as 3212 Gallatin Pike, Nashville, Davidson County, Tennessee 37216.

Tax Assessor Parcel Identification.: 072 06 0 237.00.

The subject property is NOT now and never has been the principal place of residence of either of the Grantors herein or their spouses.

THIS CONVEYANCE is made subject to all applicable limitations restrictions, easements, and building setback lines as are shown in the records of said county or which may affect the premises. As well as, all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

IN WITNESS WHEREOF, the said First Party hereunder set their hands and seals this 26 day of AUGUST, 2009.

David Leo Crane
DAVID LEO CRANE

Linda Lou Crane
LINDA LOU CRANE

STATE OF TENNESSEE)
) ss.
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said county and state, the within named DAVID LEO CRANE with whom I am personally acquainted or proved to me based on satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of August, 2009.

Melissa C. Cantrell
State of Tennessee Notary Public
Davidson County

Melissa C. Cantrell
Notary Public

My Commission Expires July 08, 2013

STATE OF TENNESSEE)
) ss.
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said county and state, the within named LINDA LOU CRANE with whom I am personally acquainted or proved to me based on satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of August, 2009.

Melissa C. Cantrell
State of Tennessee Notary Public
Davidson County

Melissa C. Cantrell
Notary Public

My Commission Expires July 08, 2013

I hereby swear or affirm that the actual consideration or true value of the transfer, whichever is greater, is $12,000.00.

David Leo Crane
Affiant

Subscribed and sworn to before me, this the 26th day of August, 2009

Melissa C. Cantrell
State of Tennessee Notary Public
Davidson County

Melissa C. Cantrell
Notary Public

My Commission Expires July 08, 2013