BOOK 5195 PAGE 654

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Steven Crockarell	Franklin Mortgage Corp.	136-13
(NAME)	(NAME)	
2965 Tom Miller Rd.	3250 W. Shore Blvd. Suite 2	066
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BH
Nashville Tenn.	Los Angeles Cal. 9 Geric	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4268, page 515, Register's Office for Davidson County, Tennessee.

We, Paul J. Baas and wife, Roxie A. Baas,

have this day bargained and sold, and do hereby transfer and convey unto the said

Steven Crockarell and wife, Susan Crockarell, their

XXXXXXX, heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 548 on the Plan of Edge-O-Lake Estates, Section XI, as of record in Book 3842, page 190, Register's Office for Davidson County, Tennessee.

Said Lot No. 548 fronts 80 feet on the westerly margin of Bell Road and extends back between parallel lines measuring 150.89 feet to a dead line.

Being the same property conveyed to Paul J. Baas and wife, Roxie A. Baas by deed from Paul Douglas Damron and wife, Phyllis C. Damron of record in Book 4620, page 928, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 42,000

Subscribed and sworn to before me, this the 12 day of Sept., 1977

Affiant Paul J. Baas

My commission expires: Jan 24, 1978 (Affix Seal)

Notary Public Phillip Saindon

This is unimproved ( ) improved ( ) property, known as (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Steven Crockarell and wife, Susan Crockarell, their XXXXXXXX (successors),

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Steven Crockarell and wife, Susan Crockarell, their

XXXXXX, heirs and assigns, *against the lawful claims of all persons.*

Witness our hand s this 12 day of September, 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Paul J. Baas

Roxie A. Baas

This Instrument Was Prepared By

Phillip Saindon (amp)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Phil P. Sandon, *a Notary Public in and for said County and State,* Paul J. Baas and wife, Roxie A. Baas,

the within named bargainorS, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee
this 12 *day of* September, *19* 77

Commission expires Jan 29 1980 Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in .....,
this .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

WARRANTY DEED

FROM

PAUL J. BAAS, ET UX

TO

STEVEN CROCKARELL, ET UX

E 25472

IDENTIF. REFERENCE

SEP 12 1 22 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

SEP 12 77	CONV	40,000.00			
SEP 12 77	S'TAX		B*	104.00	
SEP 12 77	PR'FEE		B*	.50	
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PEDIGO & SAINDON

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