THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157 Book 8

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Kay F. Crabtree 614 Des Moines Drive Hermitage, Tennessee 37076	National Mortgage Co. 4041 Knight Arnold Road Memphis, TN 38118	94-8 19 3DZ-38265

WARRANTY DEED

BOOK 6607 PAGE 357

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Barry J. Smith and wife, Jane S. Smith,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Kay F. Crabtree,

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 39 on the plan of Dahlia Gardens, of record in Book 2663, page 93, Register's Office for said County.

SAID Lot No. 39 fronts 78.0 feet on the northerly margin of Omohundro Drive, formerly Pumping Station Road, and extends back 228.0 feet on the easterly line and 188.0 feet on the westerly line to a dead line in the rear, measuring 87.7 feet thereon.

BEING the same property conveyed to Barry J. Smith and wife, Jane S. Smith by deed from Robert A. Butler and wife, Jane L. Butler, of record in Book 5847, page 112, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2856, page 63, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Tennessee Housing Development Agency, of record in Book 5627, page 46, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

This instrument is executed on behalf of Barry J. Smith by Jane S. Smith as his Attorney-In-Fact, pursuant to a Power of Attorney which is being recorded immediately prior to the recording hereof. The Affidavit of said Attorney-In-Fact is attached as an exhibit to this Deed and incorporated herein by reference.

This is (X) improved property, known as 1924 Omohundro Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 12th day of July, 19 85.

Barry J. Smith
BY: Jane S. Smith, Attorney-In-Fact

Jane S. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of July, 1985, before me personally appeared Jane S. Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6607 PAGE 358

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 39,730.12.

Kay F. Crabtree
Affiant

Subscribed and sworn to before me, this the 12th day of July, 1985.

My Commission Expires: 10-24-88

_____
Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 Jane S. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Barry J. Smith as his Attorney-In-Fact, as the free act and deed of the within named Barry J. Smith. Witness my hand and official seal at Nashville, Tennessee, this 12th day of July, 1985.

_____
Notary Public

My Commission Expires: 10-24-88

PERCY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:

BARRY J. SMITH ET UX

to:

KAY F. CRABTREE

dp

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
(TN-23841)

EXHIBIT TO WARRANTY DEED
FROM
BARRY J. SMITH ET UX
TO
KAY F. CRABTREE

STATE OF TENNESSEE

COUNTY OF DAVDISON

BOOK 6607 PAGE 359

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

References to the singular include the plural, when applicable.

Affiant - Jane S. Smith

Sworn to and subscribed before me this
12th day of July, 19 85.

Notary Public

My Commission Expires: 10-24-88

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

J 2 1 1 2 5

IDENTIF. REFERENCE

JUL 16 2 58 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6607 PAGE 360

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			39730.12- CONT.	
			103.22 CONTAX.	
			.50 PREE	
			9.00 WDED	
			CHECK	112.72-
8235A07/16/85 BAL				.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J2 1 1 2 5 1

T
IDENTIF. REFERENCE

JUL 16 2 56 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 154426