ATF, BJT

BOOK 7090 PAGE 977

Address New Owner:	Map-Parcel Numbers:
Ned and Eileen Crenshaw 132 Forest Acres Court Nashville, TN. 37220	Map 150-2, Parcel 190
Send Tax Bills To:	**Address of Mortgagee:**
Mortgagee	Morris Mortgage Corporation c/o Commonwealth Mortgage Corporation of America P.O. Box 4329 2200 West Loop South Houston, TX 77210-4329

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Glenn E. Hurt, unmarried (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Ned Crenshaw and wife, Eileen Crenshaw, (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the encumbrances shown on Exhibit A.

This is improved property, known as 3141 Justintown Court, Nashville, Tennessee.

DEC 31 4 43 PM '86

FELIX Z. NIXON, REGISTER
DAVIDSON COUNTY, TN

IDENTIFIT REFERENCE

78759

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $55,390.20.

/Ned Crenshaw
Affiant

Subscribed and sworn to before me this 31 day of December 1986.

Cheri J. Morris
Notary Public
My Commission Expires: 7.18.87

MORRIS

TO HAVE AND TO HOLD the said Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantor does further covenant and bind himself to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

Gary Smith and wife, Sherry Smith, also convey all of their right, title, and interest in and to the Property, if any, to said Grantee, Grantee's heirs and assigns, to have and to hold the Property with the appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever. And Gary Smith and wife, Sherry Smith, do further covenant and bind themselves to warrant and forever defend the title to the Property to Grantee, grantee's heirs and assigns against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31 day of December, 1986.

Glenn E. Hurt

Glenn E. Hurt

Gary Smith

Gary Smith

Sherry Smith

Sherry Smith

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STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Cheryl J. Morris a Notary Public in and for said County and State, the within named Glenn E. Hurt, Gary Smith and Sherry Smith, the bargainors, 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 and official seal at Nashville, Tennessee this 31 day of December, 1986.

Cheryl J. Morris
NOTARY PUBLIC

My Commission Expires:
7-18-87

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 15A, Zone Lot Division of Lots 15, 17 and 20, Justin Towne Resubdivision of Lots 13-26, Section 2 as recorded in Book 5200, page 619, Register's Office for Davidson County, Tennessee, to which plan reference is here made.

Being the same property conveyed to Glenn E. Hurt, unmarried by deed from Gary W. Smith, unmarried of record in Book 6649, page 619, Register's Office of Davidson County, Tennessee.

ENCUMBRANCES

1. Deed of trust executed by Glenn E. Hurt to Joseph A. Morris Trustee, dated August 30, 1985 and recorded in Book 6649, page 622, Register's Office of Davidson County, Tennessee, in favor of Morris Mortgage Corporation which states that it secures a debt in the principal sum of $55,650.00 payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

   Said deed of trust was assigned to Unity Mortgage Corporation, dated August 30, 1985, of record in Book 6732, page 630, Register's Office for Davidson County, Tennessee.

   Said deed of trust was further assigned to MLA, Inc., dated August 30, 1985, of record in Book 6666, page 655, and rerecorded in Book 6732, page 632, Register's Office for Davidson County, Tennessee.

   Said deed of trust was further assigned to Commonwealth Mortgage Corporation of America.

2. Subject to restrictions of record in Book 6145, page 443, Register's Office for Davidson County, Tennessee.

3. The Plan of record in Book 5200, page 619, Register's Office for Davidson County, Tennessee, shows a 50-foot minimum building setback line from Justin Towne Court and a 10-foot easement for public utilities and drainage along the rear lines of said lot.

4. A Natural Area Easement across a rear portion of said lot.

SKW.837

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

50390.20- CAMT.
150.12 CSTAX
.50 PRFEE
12.00 WDED
CHECK 167.62-
3659A12/31/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78799

IDENTIFICATION REFERENCE

DEC 31 4 43 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 29326