BOOK 7095 PAGE 95

WARRANTY DEED

FROM: Third Financial Services, Inc., formerly known as John W. Murphree Company, Grantor

TO: Donald E. Crites and Billie Crites, husband and wife, Grantees

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
Seventeeth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name & Address of: Mortgagee;	Map-Parcel Numbers
7613 MOUNTAIN LAUREL DRIVE ANTIOCH, TN 37013	None	Lot 77: 171-7-53 Lot 76: 171-7-54

Field Book Numbers

Lot 77: 6DU-75948
Lot 76: 6DU-75946

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Twenty Thousand Dollars ($20,000.00).

79953

IDENTIFICATION

JAN 5 12 49 PM '87

FEE $ REGISTER'S OFFICE DAVIDSON COUNTY, TN

Donald E Crites
Donald E. Crites

~~Billie Crites~~

SUBSCRIBED AND SWORN TO before me, this the 31st day of December, 1986.

Deborah A. Dudis
Notary Public

My Commission Expires: 7-18-87

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Third Financial Services, Inc., formerly known as John W. Murphree Company, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Donald E. Crites and Billie Crites, husband and wife, Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson and Williamson Counties, State of Tennessee, described as follows, to-wit:

Land in Davidson and Williamson Counties, State of Tennessee, being Lots Nos. 76 and 77 on the Plan of Cloverland Acres, Section 4, as of record in Plat Book 4660, page 45, Register's Office for Davidson County, Tennessee.

LOT 76: Said Lot No. 76 fronts 145 feet on the south margin of Cloverwood Drive and extends back 351.26 feet on the east line, and 310.02 feet on the west line, to a line on the rear on which it measures 160.23 feet.

LOT 77: Said Lot No. 77 fronts 145 feet on the south margin of Cloverwood Drive and extends back 310.02 feet on the east line and 278.32 feet on the west line, which is a broken line, to a line on the rear on which it measures 131.78 feet.

Being the same property conveyed to John W. Murphree Company by Successor Trustee's Deed from J. Greer Cummings, Jr., Successor Trustee of record in Book 4981, page 993, Register's Office for Davidson County, Tennessee and in Book 254, page 85, Register's Office for Williamson County, Tennessee, John W. Murphree Company having since changed its corporate name to Third National Mortgage Company, and then to Third Financial Services, Inc.

This is unimproved property, known as 5724 and 5728 Cloverwood Drive, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1987 taxes and years thereafter.

2. Restrictions of record in Book 4720, page 355, Register's Office for Davidson County, Tennessee, and in Book 214, page 728, Register's Office for Williamson County, Tennessee.

3. All matters shown by the Plan of Cloverland Acres, Section 4, including an owner's certificate and the following:

(a) LOT 76: a 150-foot setback line from Cloverwood Drive, a 10-foot public utility and drainage easement along the rear line, and 2.5 x 25-foot anchor easement on the east front corner.

(b) LOT 77: a 150-foot setback line from Cloverwood Drive, a 10-foot public utility and drainage easement along the rear line, and a 2.5 x 25-foot anchor easement on the west front corner.

4. Metropolitan Code letter of record in Book 5095, page 571, Register's Office for Davidson County, Tennessee, which among other things, reflects that the property does not properly perk for sewage and septic absorption. This restricts the uses of the property for building purposes until sewer lines are available at the property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantees 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 and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, its successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 31st day of December, 1986.

THIRD FINANCIAL SERVICES, INC.,
formerly known as John W.
Murphree Company

By: Earl Rosser

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Deborah A. Hughes, a Notary Public of said County and State, personally appeared Earl Rosser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President (or other officer authorized to execute the instrument) of THIRD FINANCIAL SERVICES, INC., formerly known as John W. Murphree Company, the within named bargainor, a corporation, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at Office in Nashville, this 31st day of December, 1986.

Deborah A. Hughes
Notary Public

My Commission Expires: 7-18-87

4097W/12-31-86

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79953

IDENTIFT REFERENCE

JAN 5 12 49 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 30640